

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

## **\$649,900 - 21 55517 Rr 240, Rural Sturgeon County**

MLS® #E4463426

**\$649,900**

4 Bedroom, 3.50 Bathroom, 1,504 sqft

Rural on 3.18 Acres

Sturgeon Valley Vista, Rural Sturgeon County,  
AB

**CLOSE TO EVERYWHERE - PAVED ROADS  
- TRIPLE GARAGE & MUNICIPAL WATER!**

Located in Sturgeon Valley Vista Estates is this 1503 sq. ft., 4 Bed, 3-1/2 Bath WALKOUT Bungalow nestled on 3.18 Acres of Tree Lined land w/loads of Privacy & Park Like Setting. Large Foyer leads to the nice sized Living Rm that features a Brick Faced Wood Burning Fireplace & is open to the Dining rm & kitchen. A vaulted ceiling makes this home feel airy & spacious w/patio doors leading out to an East facing Deck that brightens the home w/every sunrise. The Renovated kitchen has loads of newer cabinets, newer SS appliances, huge island w/Quartz Countertops & WI pantry. The huge Primary Bedroom boasts a spa like 5pc ensuite w/2 sinks, separate shower & jetted tub! The WO basement is home to 2 more JR. Bedrms, Family Rm w/fireplace 3pc bath, bar area, storage rms, bonus/flex rm & access out to the beautifully manicured yard. Triple Car Attached Garage is Insulated & heated w/1 bay designated for shop space, & a 2pc bath for easy cleanup!

Built in 1986

### **Essential Information**

MLS® # E4463426

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,504                  |
| Acres          | 3.18                   |
| Year Built     | 1986                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 21 55517 Rr 240       |
| Area        | Rural Sturgeon County |
| Subdivision | Sturgeon Valley Vista |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 5S7               |

### Amenities

|                |                  |
|----------------|------------------|
| Features       | Walkout Basement |
| Parking Spaces | 6                |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood                  |
| Exterior Features | Backs Onto Park/Trees |
| Construction      | Wood                  |
| Foundation        | Concrete Perimeter    |

### Additional Information

Date Listed            October 24th, 2025

Days on Market      15

Zoning                Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 8th, 2025 at 12:02pm MST