

\$400,000 - 56513 Rge Road 230a, Rural Sturgeon County

MLS® #E4464781

\$400,000

3 Bedroom, 2.00 Bathroom, 1,011 sqft
Rural on 3.30 Acres

None, Rural Sturgeon County, AB

Exceptional value for a raised bungalow home on a 3.3 treed acres! This home has been taken care of over the years. Enjoy sunsets on your large deck. As you enter into the home, the main floor features a sunny west facing living room with newer vinyl plank flooring. The sunny and bright updated kitchen has tons of cabinets and counter space, deep double sink, and the space is nicely tied together with dining area that has bay windows overlooking the private yard. The main floor has been modified to accomodate an enlarged and renovated bathroom. The finished basement has a rec room, 2nd updated bathroom with infloor heat and 2 large bedrooms. There is an added bonus for future development to put in a shed or possibly a 2nd garage as there is a gas line already there (was for an old kennel to the southwest of the home). Oversized heated double garage plus a carport. New washer (2025), newer dishwasher, newer shingles, high eff furnace and vinyl plank flooring. 30 minute drive to the Henday freeway!

Built in 1972

Essential Information

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Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,011
Acres	3.30
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	56513 Rge Road 230a
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N5

Amenities

Features	Deck
Parking Spaces	6

Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped, Level Land, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 4th, 2025
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Days on Market 4

Zoning Zone 60

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