

\$1,400,000 - 1, 24430 Twp Rd 552, Rural Sturgeon County

MLS® #E4401362

\$1,400,000

4 Bedroom, 1.50 Bathroom, 1,399 sqft

Rural on 136.40 Acres

None, Rural Sturgeon County, AB

An exceptional Multi-Generational FARM property 10 mins North of Edmonton. First quarter bordering the Hamlet of Carbondale, a combination of TOP TIER farmland, a TREED RAVINE & Little Egg CREEK running through it! Farmstead is approx 3.5 acres of PRISTINE property w/ mature treed wind breaks on both sides. A rock solid 2 Storey home featuring 3 bedrooms, 1.5 baths, partially finished basement w/ a den, cold storage & utility room. UPGRADED kitchen, NEWER shingles, VINYL WINDOWS on main/upper floor plus INSULATION UPGRADES make for a cozy home. An outstanding TRIPLE GARAGE is insulated and heated. Additional buildings include a single garage, SHED, amazing condition hip roof BARN with steel roof and hayloft (never had animals in it), GRAINERIES plus a lean too shed for MACHINERY STORAGE. Approx 103 acres are FARMABLE! Farm your own grain or RENT OUT the farm land for additional income! Owner has not subdivided and could make for a great future investment! Close to the city, this property has it all!

Built in 1950

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4401362 |
| Price | \$1,400,000 |
| Bedrooms | 4 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,399 |
| Acres | 136.40 |
| Year Built | 1950 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1, 24430 Twp Rd 552 |
| Area | Rural Sturgeon County |
| Subdivision | None |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8T 1P7 |

Amenities

| | |
|----------------|-------------------------------------------|
| Features | Parking-Extra, Vinyl Windows, See Remarks |
| Parking Spaces | 8 |

Interior

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

Exterior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior | Wood |
| Exterior Features | Private Setting, Schools, Shopping Nearby, View City, See Remarks, Rail Services Nearby, Partially Fenced |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed August 9th, 2024
Days on Market 363
Zoning Zone 60

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