

# **\$849,900 - #38 55000 Lamoureux Drive, Rural Sturgeon County**

MLS® #E4436972

**\$849,900**

3 Bedroom, 2.00 Bathroom, 1,068 sqft

Rural on 30.59 Acres

None, Rural Sturgeon County, AB

Opportunity knocks! Here is a very rare property with an amazing location. This 30.59 Acre property was part of one of the original river lots in the Hamlet of Lamoureux along the North Saskatchewan river. The home has a unique split level layout. The main floor has vaulted ceilings, large windows and amazing natural lighting. the kitchen and dining nook have a great layout for any culinary enthusiast as it has a nice center island and hanging pot rack. Step down into the living room that has space for your home theatre set up as well as sliding patio doors leading out to back yard deck. Down the hall you will find 2 large bedrooms and a a 4pc bathroom. On the 3rd level there is one more bedroom, a 3pc bathroom and utility room. On the 4th level there is a large family room with room for the kids to play. The balance of the property is is agricultural fields but has immense potential for a possible second residence, home based agricultural business or endless recreational opportunities.

Built in 1985

## **Essential Information**

MLS® # E4436972

Price \$849,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,068                  |
| Acres          | 30.59                  |
| Year Built     | 1985                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | #38 55000 Lamoureux Drive |
| Area        | Rural Sturgeon County     |
| Subdivision | None                      |
| City        | Rural Sturgeon County     |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T8L 5A7                   |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Features       | Air Conditioner, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                |

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 4                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood                                                 |
| Exterior Features | Flat Site, Landscaped, River Valley View, River View |
| Construction      | Wood                                                 |
| Foundation        | Preserved Wood                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 32             |

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 June 17th, 2025 at 3:17am MDT