

## **\$874,900 - 55415 Hwy 28a, Rural Sturgeon County**

MLS® #E4446089

**\$874,900**

3 Bedroom, 3.00 Bathroom, 1,629 sqft

Rural on 3.26 Acres

None, Rural Sturgeon County, AB

Great OPPORTUNITY to own a beautiful 1629 sf. bi-level home on 3.26 acres OUT OF A SUBDIVISION, 10 minutes north of Edmonton City Limits, ON PAVEMENT. AND ON CITY WATER!! This home has 9' ceilings throughout. Large open kitchen, with island and eating bar, stools included. The living room /dining room has a gas fireplace and bright large windows with access to the East facing deck OVERLOOKING a huge duck POND. 2 bedrooms up and a large Den/Flex room and a gas fireplace!! The WALK OUT basement is partially finished with a large bedroom, and 3 piece bath AND Outside walls are drywalled and await your final touches for room design. HUGE 32 x 78 HEATED SHOP with 12' foot x 12 door, 2 post car lift, 10HP compressor with airlines., smooth concrete floor with floor drain, Paint booth w/ fan There is plenty of storage along with a mezzanine also. 13' ceilings with infrared heaters and a 2pce bathroom. There is also cold storage 13'x 76'. New roof on house 2024, A/C in house, All appliances and Freezer stay

Built in 2006

### **Essential Information**

MLS® # E4446089

Price \$874,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,629
Acres	3.26
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	55415 Hwy 28a
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N1

### Amenities

Features	No Smoking Home, Vinyl Windows, Walkout Basement, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 5th, 2025
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Days on Market 17

Zoning Zone 60

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Listing information last updated on July 22nd, 2025 at 12:32am MDT