

Courtesy Of Michael T Kinsella Of RE/MAX Elite

# \$649,900 - 61 24213 Twp Road 554, Rural Sturgeon County

MLS® #E4446430

**\$649,900**

4 Bedroom, 2.50 Bathroom, 1,517 sqft

Rural on 1.49 Acres

Namoo Ridge Estates, Rural Sturgeon County,  
AB

Discover this charming 1,500 SQ FT BUNGALOW ON 1.5 ACRES in Namoo Ridge, proudly owned by the ORIGINAL OWNER. The home boasts a huge oversized double attached garage and is conveniently located on pavement just 15 minutes from the city limits. Upgrades include a NEW SEPTIC TANK AND FIELD (2022), newer windows, a newer roof, a freshly re-topped driveway, and a new hot water tank. The home is CONNECTED TO CITY WATER and features a sunken living room, a main floor laundry, 3 bedrooms, and 2.5 baths. The partially finished basement offers flexible space. Enjoy direct access to A TRANQUIL COMMUNITY PARK RIGHT IN YOUR BACKYARD. With its bright layout, ample storage, and peaceful setting in a quiet neighbourhood, this property is perfect for those seeking both comfort and privacy, while still enjoying reliable city services and the beauty of nature.



Built in 1975

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4446430  |
| Price    | \$649,900 |
| Bedrooms | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,517                  |
| Acres          | 1.49                   |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 61 24213 Twp Road 554 |
| Area        | Rural Sturgeon County |
| Subdivision | Namao Ridge Estates   |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8T 1X9               |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Features       | Air Conditioner, Deck, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 10                                                          |

### 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 Park/Trees, Landscaped, Private Setting |
| Construction      | Wood                                               |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

Date Listed July 8th, 2025

Days on Market 26

Zoning Zone 60

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Listing information last updated on August 3rd, 2025 at 11:32am MDT