

# **\$1,175,000 - 55518 & 55516 Rge Road 250, Rural Sturgeon County**

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MLS® #E4455986

**\$1,175,000**

5 Bedroom, 3.00 Bathroom, 1,687 sqft

Rural on 10.00 Acres

None, Rural Sturgeon County, AB

Great opportunity for this 10 Acres of nicely treed land with 2 residences only minutes to Town of Morinville and just off of Highway 642. Main residence is 1687 sq ft Bungalow on 5 acres with 5 bedrooms 3 bathrooms large kitchen with eating area. Fully Finished basement with Rec room and family room plus a 24FT by 44FT Triple Detached garage. 2nd residence is 1200 sq ft 1998 built Manufactured Home with 22ft by 24ft double detached garage. 40ft by 120ft shop is on 5 acres with Mobile 40ft by 60ft of shop is heated . There is only one drilled well for both properties but each has its own septic system. Two separate entrances one for each property great for families that need to be close together or you can rent out the Mobile home as extra income . Two 5 acre parcels are on separate titles. Great location close to MLC and highway 28 which leads to Anthony Henday.

Built in 1962

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4455986    |
| Price     | \$1,175,000 |
| Bedrooms  | 5           |
| Bathrooms | 3.00        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,687                  |
| Acres          | 10.00                  |
| Year Built     | 1962                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 55518 & 55516 Rge Road 250 |
| Area        | Rural Sturgeon County      |
| Subdivision | None                       |
| City        | Rural Sturgeon County      |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T8R 1P4                    |

### **Amenities**

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood                                     |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Treed Lot |
| Construction      | Wood                                     |
| Foundation        | Concrete Perimeter, Piling               |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 14                  |
| Zoning         | Zone 60             |

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Listing information last updated on September 18th, 2025 at 1:17am MDT