

\$597,800 - Twp Rd 552 Rge Rd 230, Rural Sturgeon County

MLS® #E4404421

\$597,800

0 Bedroom, 0.00 Bathroom,
Rural on 10.89 Acres

None, Rural Sturgeon County, AB

RARE OPPORTUNITY!! ACREAGE LAND-
10.89 Acres ideally located just minutes from the growing communities of Fort Saskatchewan & Gibbons! It is one mile off pavement with services at the road. Potential to tie into the Municipal waterline that runs along the south end of the property. This level land parcel is fenced and X-fenced and has a year-round dugout. The property is equipped with a 30'x70' tarped Quonset and a 14'x60' Horse Shelter. The acreage parcel is ZONED AG-MINOR, allowing up to 2 accessory dwelling units, an accessory building (i.e. SHOP up to 5000sqft) and Home-Based Business opportunities (level 1 & 2). The 10.89 acres offers possibilities for a variety of Agriculture-related uses, such as an equestrian facility, market garden, or landscaping contractor services. **BUILD YOUR DREAM HOME AND MORE!** In addition, the Fort In View Golf Course is only 3 minutes down the road!



Essential Information

| | |
|-----------|-----------|
| MLS® # | E4404421 |
| Price | \$597,800 |
| Bathrooms | 0.00 |
| Acres | 10.89 |

| | |
|----------|-----------------|
| Type | Rural |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | Twp Rd 552 Rge Rd 230 |
| Area | Rural Sturgeon County |
| Subdivision | None |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 2N9 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Cross Fenced, Fenced, Golf Nearby, Level Land, Schools, Shopping Nearby, Treed Lot |
|-------------------|--|

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 31st, 2024 |
| Days on Market | 244 |
| Zoning | Zone 60 |

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Listing information last updated on May 2nd, 2025 at 4:32am MDT