

# **\$1,200,000 - 55518 & 55516 Rge Road 250, Rural Sturgeon County**

MLS® #E4432468

**\$1,200,000**

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® #	E4432468
Price	\$1,200,000
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
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### 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	April 24th, 2025
Days on Market	107
Zoning	Zone 60

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