

## **\$598,000 - 56103a Rr 250, Rural Sturgeon County**

MLS® #E4433645

**\$598,000**

5 Bedroom, 3.50 Bathroom, 1,535 sqft

Rural on 5.34 Acres

None, Rural Sturgeon County, AB

### **FABULOUS ACREAGE OUT OF SUBDIVISION 5 MIN FROM MORINVILLE!**

Welcome to this fully finished 5 bedroom 2.5 bath bungalow with over 3300 sq ft of total living space placed on 5.34 acres of treelined land. This freshly painted home boasts main floor laundry, 3 + 2 bedrooms, 3.5 baths, open concept kitchen/dining & living room, a huge master bedrm with walk in closet, large 4 pc ensuite with soaker corner tub. It even has its own door leading out to the huge deck!

Basement features a massive family room with large freestanding fireplace, Walk out door to the back for easy access to the woodpile, 2 bdrms & a 3pc bath. Property as has 2 wells, 1 drilled well 195' deep, & a bored well 22' deep used for watering. There are taps piped out into the yard but currently not in use. There is plenty of space for all your toys here. To the South there is footings already in place for a Quonset. Finally an oversized, insulated, double detached garage w/220 wiring & a second set of utilities and septic for a mobile home!

Built in 2003

### **Essential Information**

MLS® # E4433645

Price \$598,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,535
Acres	5.34
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	56103a Rr 250
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1P4

### **Amenities**

Features	See Remarks
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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	Modular
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting
Construction	Modular
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 1st, 2025

Zoning Zone 60

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