

# **\$869,000 - 55117 Rge Road 263, Rural Sturgeon County**

MLS® #E4447601

**\$869,000**

5 Bedroom, 3.50 Bathroom, 1,668 sqft

Rural on 3.48 Acres

None, Rural Sturgeon County, AB

Spacious Bungalow on 3.48 Private Acres â€“ Just 15 Minutes from St. Albert! Enjoy peaceful country living with city convenience in this large bungalow. Recent upgrades include a high-efficiency furnace, hot water tank. You'll love the garage space with both a triple attached and a triple detached garageâ€”perfect for vehicles, hobbies, or storage. The main floor offers 3 bedrooms, including a spacious primary with walk-in closet and 4-piece ensuite, plus a 4-piece main bath and a convenient 2-piece bath off the back entry. The bright and open layout features a large kitchen with island, dining area, living room with a cozy gas fireplace, and main floor laundry. The finished basement adds 2 more bedrooms, a large family room with a wood-burning fireplace, 4-piece bathroom, den, and mechanical room with extra storage. Enjoy plenty of outdoor space for gardening or relaxingâ€”all in a private and serene setting. A fantastic opportunity just outside the city!

Built in 2008

## **Essential Information**

MLS® # E4447601

Price \$869,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,668
Acres	3.48
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	55117 Rge Road 263
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1P4

### Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, No Smoking Home
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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	Creek, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 14th, 2025

Days on Market 5

Zoning Zone 70

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