

# **\$519,999 - 23005 Twp Road 572, Rural Sturgeon County**

MLS® #E4459899

**\$519,999**

5 Bedroom, 2.00 Bathroom, 1,276 sqft

Rural on 10.20 Acres

Austin Acres, Rural Sturgeon County, AB

Get your horses ready for their new home on 10.2 acres in Austin Acres. Located just 12 km north of Gibbons, this property is set up with cross fencing, outdoor riding arena, red barn with metal roof/siding, 4 stalls, tack room and loft for hay, new water hydrant and watering bowl. Enter this 1200+sq ft country home and find a freshly painted mud room. A couple steps up is the kitchen with white cabinets, stainless appliances, corian counters and a cozy eating area. A french door leads into the living room, accented with original hardwood floors and electric fireplace. Primary bedroom holds a king size suite with electric fireplace. Enjoy the updated 4 piece bath and two more bedrooms on this level. Downstairs has a newly finished 3 piece bath, 2 more bedrooms, large laundry room and a cozy family entertainment area. Also included - chicken coop, metal workshop with wood heater and tool shed. An extra 10 acres of land behind is currently leased from the County and used for pasture for the horses.

Built in 1955

## **Essential Information**

MLS® # E4459899

Price \$519,999

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,276
Acres	10.20
Year Built	1955
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	23005 Twp Road 572
Area	Rural Sturgeon County
Subdivision	Austin Acres
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N5

### **Amenities**

Features	Air Conditioner, Deck, Dog Run-Fenced In, No Smoking Home
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Environmental Reserve, Fenced, Flat Site, Fruit Trees/Shrubs, Level Land, Low Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 27th, 2025
Days on Market	3

## Zoning

## Zone 60

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Listing information last updated on September 30th, 2025 at 7:32pm MDT