

# **\$869,900 - 96 23516 Twp Road 560, Rural Sturgeon County**

---

MLS® #E4460218

**\$869,900**

4 Bedroom, 3.00 Bathroom, 2,063 sqft

Rural on 2.75 Acres

Hewitt Estate, Rural Sturgeon County, AB

WOW, what a beautiful property. EXTREMELY WELL CARED FOR & beautifully landscaped! This large 2034 sqft bungalow is nestled nicely in a cul-de-sac in Hewitt Estates with MUNICIPAL WATER. Many updates throughout the years include; NEW SEPTIC 2022, most windows, roofing (2010), furnaces 2010, hot water tank 2016, hardwood flooring, carpet, & renovated bathrooms. Gleaming hardwood flooring flows through most of the main floor. Great room features a warming gas fireplace WITH NEW FLOORING & is open to the kitchen. Living rm offers view of the great back yard & is adjacent to the formal dining room. Three bdrms finishes off the main floor along with a beautifully renovated 3-pc bath with stunning shower. Basement is ready for fun - large family room with bar, games room, 1 bdrm, den, 3-pc bath & laundry complete this floor. Plus, a charming covered, private patio with outside brick fireplace. Smaller shop - all finished, heated with 220 wiring. 2 garden sheds, mini barn plus biotech shelter. Absolutely Impressive!

Built in 1979

## **Essential Information**

MLS® #

E4460218



Price	\$869,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,063
Acres	2.75
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	96 23516 Twp Road 560
Area	Rural Sturgeon County
Subdivision	Hewitt Estate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 0K4

### Amenities

Features	Bar, Deck, Fire Pit, Patio, R.V. Storage, Wet Bar, See Remarks
----------	--

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Landscaped, Rolling Land, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed            October 1st, 2025

Days on Market      2

Zoning                Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 3rd, 2025 at 4:02am MDT