

## **\$374,900 - 57510 Rge Rd 222, Rural Sturgeon County**

MLS® #E4413070

**\$374,900**

3 Bedroom, 2.00 Bathroom, 1,534 sqft

Rural on 10.01 Acres

None, Rural Sturgeon County, AB

Amazing property minutes from Redwater! 10 acres with pond! Approximately 3 acres is fenced for pasture. There is a great shop equipped with power and two 9 foot doors and 12 foot ceilings is perfect for someone who loves to work on cars or someone who needs it for their business or hobbies. Home could use some TLC or you can start off building something new. All the utilities are here so create your own vision! There is a pond on the property with a dock! Tons of fruit trees; cherry & pear, honey berry bushes, current and blueberry bushes. Perfect hobby farm location!

Built in 2002

### **Essential Information**

MLS® #	E4413070
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,534
Acres	10.01
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow



Status                      Active

**Community Information**

Address                    57510 Rge Rd 222  
Area                        Rural Sturgeon County  
Subdivision               None  
City                        Rural Sturgeon County  
County                    ALBERTA  
Province                  AB  
Postal Code               T0A 2W0

**Amenities**

Features                   Crawl Space, Deck, R.V. Storage

**Interior**

Interior Features        ensuite bathroom  
Heating                   Forced Air-1, Natural Gas  
Fireplace                  Yes  
Stories                    1  
Has Basement            Yes  
Basement                  None, No Basement

**Exterior**

Exterior                   Wood  
Exterior Features       Fruit Trees/Shrubs, Private Setting, Rolling Land, Stream/Pond, Treed Lot, Partially Fenced  
Construction            Wood  
Foundation               Preserved Wood

**Additional Information**

Date Listed               November 7th, 2024  
Days on Market          177  
Zoning                    Zone 60

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