

# **\$429,900 - 24523 Twp Road 582, Rural Sturgeon County**

MLS® #E4430338

**\$429,900**

2 Bedroom, 1.50 Bathroom, 1,301 sqft

Rural on 2.99 Acres

None, Rural Sturgeon County, AB

Dreaming of peaceful rural living? This picturesque farmhouse on 2.99 acres offers the perfect blend of rustic charm and modern comfort—just 30 minutes from St. Albert, Morinville & the Heday. Surrounded by mature trees and a new tree line, the setting is private and serene. The home features 2 oversized bedrooms, 2 baths, main floor laundry, and a bright, open kitchen flowing into a sunny dining area and cozy living room. Most of the windows have been replaced, bringing in endless natural light. Enjoy a classic tin roof and a large south-facing deck—perfect for entertaining or morning coffee. The renovated basement provides warm, usable space for work or play. Outside, you’ll find a storybook red barn, heated oversized garage, and a powered animal shelter connected to the tractor shed with 220V. The fully fenced property includes a large garden patch and various fruit trees, with potential for horses. A true rural retreat waiting to welcome you home.

Built in 1942

## **Essential Information**

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Price \$429,900

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,301
Acres	2.99
Year Built	1942
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	24523 Twp Road 582
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 1L2

### Amenities

Features	Deck, Wall Unit-Built-In, See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Landscaped, Level Land, Private Setting, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
Days on Market	21

## Zoning

## Zone 60

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Listing information last updated on May 2nd, 2025 at 2:17pm MDT