

# **\$624,800 - 26413 Twp Rd 540, Rural Sturgeon County**

MLS® #E4428414

**\$624,800**

0 Bedroom, 0.00 Bathroom,  
Rural on 85.67 Acres

None, Rural Sturgeon County, AB

**SMALL FARM OPPORTUNITY** - Ideally located at the **TOP OF THE HILL** just **10 MIN FROM ST.ALBERT**, Edmonton or Spruce Grove. **BUILD YOUR DREAM HOME** with views to the South, add a Barn, Shop, **SECOND RESIDENCE**, all are permitted under the zoning. Power and Gas at the road and **LESS THAN 1KM OF GRAVEL**. Great opportunity to get into the country and still be close to town. **BUSSING TO SCHOOL IN ST.ALBERT K-9**, **86 ACRES OF HIGH PRODUCING SOIL**, seeded to pasture and hay and suitable for grains. Cross fenced and **SET UP FOR HORSES** with multiple ponds.

## **Essential Information**

MLS® #	E4428414
Price	\$624,800
Bathrooms	0.00
Acres	85.67
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## **Community Information**

Address	26413 Twp Rd 540
Area	Rural Sturgeon County
Subdivision	None



City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1K6

### Exterior

Exterior Features    Airport Nearby, Cross Fenced, Golf Nearby, Rolling Land, See Remarks

### Additional Information

Date Listed	April 1st, 2025
Days on Market	31
Zoning	Zone 70

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 May 2nd, 2025 at 6:47am MDT