# \$449,000 - 56510 Range Road 262, Rural Sturgeon County

MLS® #E4433670

## \$449,000

2 Bedroom, 1.00 Bathroom, 1,474 sqft Rural on 5.12 Acres

None, Rural Sturgeon County, AB

Beautiful rural setting, minutes from Morinville and St Albert. This 5.12acre hobby farm OUT OF SUBDIVISION and zoned AG has several outbuildings including: a large heated barn (25x50) sitting on a concrete slab with 125Amp power, a steel quonset (45x60) and a double garage/storage building (30x24). One and a half storey house. Main floor consists of 1 bedroom, fully functioning kitchen and bathroom. 2nd floor has recently been spray foam insulated. 3 new triple pane windows will be installed May 23rd. Potential for a full bathroom and 2 bedrooms. Basement is unfinished with high efficient furnace, hot water tank and washer and dryer. Recent upgrades include new shingles and new septic tank and mound.



Built in 1948

### **Essential Information**

MLS® # E4433670 Price \$449,000

Bedrooms 2
Bathrooms 1.00

Full Baths 1

Square Footage 1,474

Acres 5.12

Year Built 1948 Type Rural

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

## **Community Information**

Address 56510 Range Road 262
Area Rural Sturgeon County

Subdivision None

City Rural Sturgeon County

County ALBERTA

Province AB

Postal Code T8R 0X1

#### **Amenities**

Features Detectors Smoke, Hot Water Natural Gas, No Smoking Home

#### Interior

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood

Exterior Features Flat Site, Private Setting, Treed Lot

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 1st, 2025

Days on Market 181

Zoning Zone 70

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Listing information last updated on October 29th, 2025 at 8:32pm MDT