

# \$1,650,000 - 54500 Rge Rd 275, Rural Sturgeon County

MLS® #E4449508

**\$1,650,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

None, Rural Sturgeon County, AB

This is a 28 lot Mobile Home Park located on the south side of Calahoo, AB. With a high occupancy rate, this park provides excellent revenue for any potential owner. Within close proximity to St. Albert, Stony Plain-Spruce Grove, the attractive location provides a fantastic opportunity for those who enjoy small community living while enjoying the close amenities larger centers offer. The park is connected to municipal sewer via a holding tank and pump out, along with a drilled well and associated water treatment system, while each pad is responsible for their own metered power & gas. There is potential for additional pads creating added revenue. Mobiles are not owned by the mobile home park. **VENDOR TAKE BACK OPTIONS AVAILABLE.**

Built in 2001

## Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4449508               |
| Price      | \$1,650,000            |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 2001                   |
| Type       | Business with Property |
| Status     | Active                 |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 54500 Rge Rd 275      |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 1Z1               |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Other |
| Construction | Other |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 92              |
| Zoning         | Zone 90         |

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Listing information last updated on October 22nd, 2025 at 10:32am MDT