

# \$370,000 - 55524 Rge Road 261, Rural Sturgeon County

MLS® #E4437969

**\$370,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Rural on 2.47 Acres

None, Rural Sturgeon County, AB

NEW LISTING! Affordable country living, this home and parcel are located just 5 minutes from Morinville. The home features an open floor plan, with 3 bedrooms and 2 bathrooms. The layout includes a walk-in pantry, walk-in closet, a laundry room, and an airy kitchen with many cabinets and a skylight. Enjoy 2 new decks off both entrances. A handy person will love the 24x36 finished shop with in-floor heat, 220V wiring, storage shelving, attic storage and floor drain and attached dog run. The land is set up with 3 horse pastures, a round pen, horse shelter and tie racks. The neighbors offer great proximity to the hay supply. If you want chickens, there is an existing coop with power. All of this on 2.47 acres, treed, and only 1/2 mile of gravel. New septic pump (2025). New decks (2024/2025).

Built in 1997

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437969  |
| Price          | \$370,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,220     |
| Acres          | 2.47      |
| Year Built     | 1997      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 55524 Rge Road 261    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 1P4               |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Skylight, Vaulted Ceiling, Workshop |
|----------|---|

### Interior

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

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Landscaped, Partially Fenced |
| Lot Description   | 58.8 x 170                   |
| Foundation        | See Remarks                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 70        |

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Listing information last updated on June 2nd, 2025 at 12:32pm MDT