

Courtesy Of Raymond Hoetmer Of RE/MAX Edge Realty

## \$424,900 - 55123 Hwy 44, Rural Sturgeon County

MLS® #E4454176

**\$424,900**

3 Bedroom, 2.00 Bathroom, 1,528 sqft

Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Well-maintained 3 Bedroom modular on 2.47 Acres in Sturgeon County! Conveniently located just off the highway, this home offers a functional floor plan with the primary bedroom at one end, complete with a 3-piece ensuite, walk-in closet, and laundry area. The central kitchen, dining, and living room create a bright, open gathering space, while the opposite end of the home features 2 additional bedrooms and a 4-piece bath. Enjoy the outdoors on the huge deck, with a fenced yard for privacy and space, plus a double detached garage for parking and storage. A great acreage property with room to grow!

Built in 2008

### Essential Information

MLS® #	E4454176
Price	\$424,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,528
Acres	2.47
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow



Status Active

### Community Information

Address 55123 Hwy 44  
Area Rural Sturgeon County  
Subdivision None  
City Rural Sturgeon County  
County ALBERTA  
Province AB  
Postal Code T8T 0K5

### Amenities

Features Deck

### Interior

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

### Exterior

Exterior Modular  
Exterior Features Fenced  
Construction Modular  
Foundation Piling

### Additional Information

Date Listed August 21st, 2025  
Days on Market 13  
Zoning Zone 70

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Listing information last updated on September 3rd, 2025 at 7:47pm MDT