

# \$644,900 - 24019 Twp Road 570, Rural Sturgeon County

MLS® #E4433462

**\$644,900**

3 Bedroom, 3.00 Bathroom, 2,365 sqft

Rural on 7.04 Acres

None, Rural Sturgeon County, AB

## CALLING ALL COWGIRLS & COWBOYS!

Your dream acreage is just minutes from Bon Accord—7 fully fenced and cross-fenced acres set up perfectly for horse lovers, hobby farmers, or anyone craving space to breathe. This 3-bedroom, 3-bathroom home offers two en suites, cozy fireplaces in both the living and family rooms, and a bright, sun-filled sunroom ideal for relaxing or entertaining. Enjoy a 26x60 machine shop and a massive 50x80 quonset with mezzanine and office—ready for your home-based business, big toys, or serious projects. Updates include new shingles in 2023. The insulated double attached garage adds everyday convenience, no matter the season. Just 4 miles from Hwy 28, with quick access to Bon Accord, St. Albert, and Edmonton. This is acreage living at its finest—private, practical, and packed with potential. Don't miss your shot—come see it before it's gone!

Built in 1953

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433462  |
| Price      | \$644,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,365                  |
| Acres          | 7.04                   |
| Year Built     | 1953                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 24019 Twp Road 570    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 0K0               |

### Amenities

|          |                    |
|----------|--------------------|
| Features | Deck, R.V. Storage |
|----------|--------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Partial, Finished         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 81               |
| Zoning         | Zone 60          |

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Listing information last updated on July 20th, 2025 at 6:17pm MDT