

# **\$450,000 - 56510 Range Road 262, Rural Sturgeon County**

MLS® #E4433670

**\$450,000**

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	\$450,000
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
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### 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	40
Zoning	Zone 70

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Listing information last updated on June 9th, 2025 at 11:02pm MDT