

# **\$734,900 - 49 56503 Rge Rd 231, Rural Sturgeon County**

MLS® #E4445120

**\$734,900**

3 Bedroom, 2.50 Bathroom, 1,942 sqft

Rural on 3.33 Acres

Lost Point Lake, Rural Sturgeon County, AB

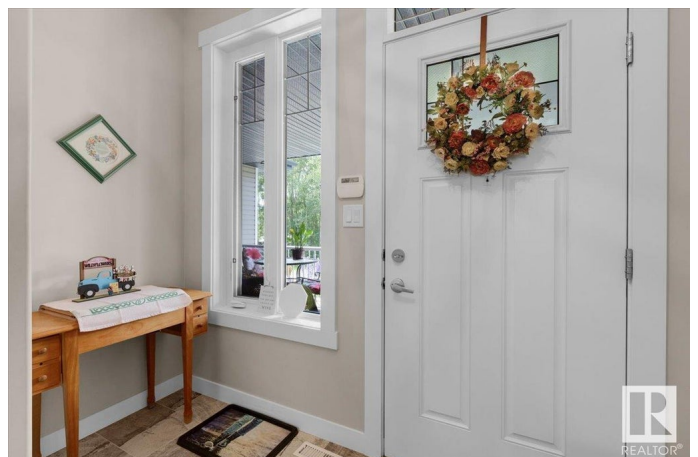
Welcome to your Country Retreat in Lost Point Lake! Stunning 2018 Custom Bungalow Built by Concept Homes. On 3.33 acres & its backing onto Natural Reserve Land! Private treed oasis with everything on your wish list. An inviting covered porch, Oversized 24x28 attached insulated garage, Triple Panel Windows, Engineered Hardwood flooring, Wheelchair accessible rooms, Drilled Well & Advanced Enviro Septic System, etc. 1,941sq ft open-concept layout with tons of natural light, vaulted ceilings in the living room with a gas FP. The gourmet kitchen boasts quartz countertops, huge eat-up island, gas stove, pot drawers & a walk through pantry with a coffee/tea bar. Large mud room with a walk-in closet, laundry area/sink/cabinets & 2pc bath. 3 generous bedrooms, 4pc bath & primary bedroom 5pc ensuite & walk-in closet. Great potential in the unfinished basement, 9ft ceilings, rough in for 2 bathrooms, set up for a FP. Impressive yard with a composite deck/fire pit area/garden/flowerbeds & access to the Reserve Land!

Built in 2018

## **Essential Information**

MLS® # E4445120

Price \$734,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,942                  |
| Acres          | 3.33                   |
| Year Built     | 2018                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 49 56503 Rge Rd 231   |
| Area        | Rural Sturgeon County |
| Subdivision | Lost Point Lake       |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1N4               |

### Amenities

|          |   |
|----------|---|
| Features | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Fire Pit, Front Porch, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Corner Lot, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Shopping Nearby, Treed Lot, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 60         |

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Listing information last updated on July 7th, 2025 at 2:32am MDT