

## **\$598,000 - 56103a Rr 250, Rural Sturgeon County**

MLS® #E4433645

**\$598,000**

5 Bedroom, 3.50 Bathroom, 1,535 sqft

Rural on 5.34 Acres

None, Rural Sturgeon County, AB

### **FABULOUS ACREAGE OUT OF SUBDIVISION 5 MIN FROM MORINVILLE!**

Welcome to this fully finished 5 bedroom 2.5 bath bungalow with over 3300 sq ft of total living space placed on 5.34 acres of treelined land. This freshly painted home boasts main floor laundry, 3 + 2 bedrooms, 3.5 baths, open concept kitchen/dining & living room, a huge master bedrm with walk in closet, large 4 pc ensuite with soaker corner tub. It even has its own door leading out to the huge deck! Basement features a massive family room with large freestanding fireplace, Walk out door to the back for easy access to the woodpile, 2 bdrms & a 3pc bath. Bored well. There is plenty of space for all your toys here. To the South there is footings already in place for a Quonset. Finally an oversized, insulated, double detached garage w/220 wiring & a second set of utilities and septic for a mobile home!

Built in 2003

### **Essential Information**

MLS® #	E4433645
Price	\$598,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,535
Acres	5.34
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	56103a Rr 250
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1P4

### **Amenities**

Features	See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Modular
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting
Construction	Modular
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	20
Zoning	Zone 60

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Listing information last updated on May 21st, 2025 at 4:47am MDT