

# \$105,000 - 35 23422 Twp Road 582, Rural Sturgeon County

MLS® #E4463283

**\$105,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.03 Acres

Clearview Acres, Rural Sturgeon County, AB

Spacious 3.03-acre property located in the Clearview Acres subdivision, just north of Bon Accord off Lily Lake Road (Twp Rd 582). The land is level and fully fenced with a gated entrance, offering privacy and plenty of space to enjoy rural living. The property features a 3-bedroom, 2-bath mobile home that requires some TLC, a great opportunity to renovate or rebuild to your taste. Power and gas are available at the roadway ready to be brought in to a building site, with water and sewer needing to be installed. Paved roads lead all the way to the subdivision. Whether you're looking for a country retreat or a site to build your dream home, this property offers incredible potential.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4463283        |
| Price     | \$105,000       |
| Bathrooms | 0.00            |
| Acres     | 3.03            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

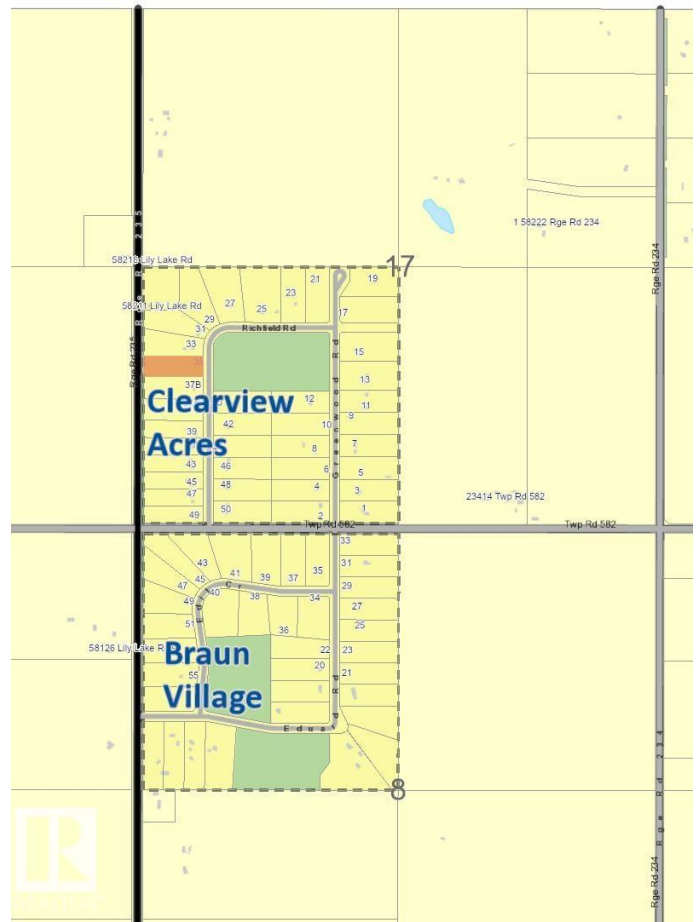
Address 35 23422 Twp Road 582  
Area Rural Sturgeon County  
Subdivision Clearview Acres  
City Rural Sturgeon County  
County ALBERTA  
Province AB  
Postal Code T0G 1L2

## Exterior

Exterior Features Level Land

## Additional Information

Date Listed October 23rd, 2025  
Days on Market 2  
Zoning Zone 60



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®). Listing information last updated on October 25th, 2025 at 7:02am MDT

