

\$1,425,000 - 25509 Twp Rd 544, Rural Sturgeon County

MLS® #E4433197

\$1,425,000

2 Bedroom, 2.50 Bathroom, 2,276 sqft

Rural on 40.77 Acres

None, Rural Sturgeon County, AB

Hobby Farm on Pavement – Just 2 Minutes from St. Albert! Nestled right off Northwest St. Albert and only a short 2-minute drive to Costco, this stunning hobby farm offers the perfect blend of country serenity and city convenience. Situated on a beautifully treed and private parcel, this property features a creek and ravine along its edge, creating a picturesque and peaceful setting. Ideal for horse lovers or hobby farmers, the land is f/f & cross-fenced, with pasture space and approximately 30 acres of seeded crops. The yard site includes a charming custom-built bungalow with a loft and a fully finished basement, complete with two fireplaces and an oversized, heated triple garage. Additional outbuildings include 2 storage sheds, barn, hay shed, & more. Zoning: AG Major Current zoning allows for up to three single-family homes on this parcel, offering future development potential or room for multigenerational living. Rare opportunity to enjoy rural living with unbeatable access to urban amenities

Built in 1990

Essential Information

MLS® # E4433197

Price \$1,425,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,276
Acres	40.77
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	25509 Twp Rd 544
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1M7

Amenities

Features	See Remarks
Parking Spaces	50

Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Creek, Cross Fenced, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed April 28th, 2025

Days on Market 1

Zoning Zone 70

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 April 29th, 2025 at 3:32am MDT