

# \$990,000 - 25103 Twp Road 552, Rural Sturgeon County

MLS® #E4427984

## \$990,000

5 Bedroom, 3.00 Bathroom, 2,711 sqft  
Single Family on 16.00 Acres

None, Rural Sturgeon County, Alberta

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. 16 acre farm near St Albert. 5 acres of it is in Virgin Forest (that's a lot of free firewood if you want to clear it) 5000 total square foot house (enormous) Year of build - 1980 but it has been continuously renovated and upgraded since then. You could easily turn the house into a triplex (with proper approvals) (there are already 3 entrances and 3 bathrooms. 2 suites in the house could potentially generate income. SOLID house. 2x6 walls. Solid fir 2x10 joists. Plywood. (Not like new homes) 42' x 80' shop. Electricity and gas line to the shop. LED lighting throughout shop. Partially insulated shop with 3 levels in the shop. This is MASSIVE. The shop alone is worth \$200,000. Well built sheds could go with the sale 12'X24' in ground Swimming pool. MASSIVE rec room with billiards table Unfinished basement but roughed in plumbing and fireplace. 200 amp electrical service to house. All upgraded brand new panel. (id:6289)

Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4427984  |
| Price     | \$990,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Square Footage | 2,711         |
| Acres          | 16.00         |
| Year Built     | 1978          |
| Type           | Single Family |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25103 Twp Road 552    |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| Province    | Alberta               |
| Postal Code | T8R2C3                |

### Amenities

|                |              |
|----------------|--------------|
| Features       | See remarks  |
| Parking Spaces | 2            |
| Has Pool       | Yes          |
| Pool           | Outdoor pool |

### Interior

|              |             |
|--------------|-------------|
| Appliances   | See remarks |
| Heating      | Forced air  |
| Fireplace    | Yes         |
| Fireplaces   | Gas         |
| Has Basement | Yes         |

### Listing Details

Listing Office      HonestDoor Inc



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