

\$5,500,000 - 55107 Rge Rd 271, Rural Sturgeon County

MLS® #E4459447

\$5,500,000

4 Bedroom, 2.00 Bathroom, 2,033 sqft

Single Family on 639.75 Acres

None, Rural Sturgeon County, Alberta

Huge ranching opportunity of FOUR QUARTERS near St. Albert! 639.75 ACRES of a working regenerative farm, set up with a confined feeding operation and part of ALUS conservation with a transferable NRCB permit! The home quarter has an old house and barn as well as a shop, granaries, seven fenced feeding pens, sheds and two dugouts. There are three drilled wells total, the best well producing 30 GPM out of the Villeneuve aquifer. Cattle are on rotational grazing with electric fencing and part of the verified beef program. Land has been sustainable farmed, with flat land on the home quarters and gently rolling land on the northern quarters with a beautiful view. Close to Hwy 37 for easy access to St. Albert, Edmonton, Spruce Grove, Stony Plain and Westlock and near the hamlets of Calahoo and Riviere Qui Barre, this is a unique opportunity! (id:6289)

Built in 1930

Essential Information

Listing #	E4459447
Price	\$5,500,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	2,033
Acres	639.75
Year Built	1930



Type Single Family

Community Information

Address 55107 Rge Rd 271
Subdivision None
City Rural Sturgeon County
Province Alberta
Postal Code T8R1W4

Amenities

Features Private setting, Treed, See remarks, Flat site, Subdividable lot, Level, Agriculture
Parking See Remarks

Interior

Appliances See remarks
Heating Forced air
of Stories 2
Has Basement Yes

Listing Details

Listing Office RE/MAX Real Estate



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