

# \$380,000 - 55524 Rge Road 261, Rural Sturgeon County

MLS® #E4437969

**\$380,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Rural on 2.47 Acres

None, Rural Sturgeon County, AB

NEW LISTING! Affordable country living, this home and parcel are located just 5 minutes from Morinville. The home features an open floor plan, with 3 bedrooms and 2 bathrooms. The layout includes a walk-in pantry, walk-in closet, a laundry room, and an airy kitchen with many cabinets and a skylight. Enjoy 2 new decks off both entrances. A handy person will love the 24x36 finished shop with in-floor heat, 220V wiring, storage shelving, attic storage and floor drain and attached dog run. The land is set up with 3 horse pastures, a round pen, horse shelter and tie racks. The neighbors offer great proximity to the hay supply. If you want chickens, there is an existing coop with power. All of this on 2.47 acres, treed, and only 1/2 mile of gravel. New septic pump (2025). New decks (2024/2025).

Built in 1997

## Essential Information

MLS® #	E4437969
Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	2.47
Year Built	1997



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	55524 Rge Road 261
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1P4

### Amenities

Features	Deck, Skylight, Vaulted Ceiling, Workshop
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Landscaped, Partially Fenced
Lot Description	58.8 x 170
Foundation	See Remarks

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	27
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 June 18th, 2025 at 2:17am MDT