

# \$429,900 - 24523 Twp Road 582, Rural Sturgeon County

MLS® #E4430338

**\$429,900**

2 Bedroom, 1.50 Bathroom, 1,301 sqft

Rural on 2.99 Acres

None, Rural Sturgeon County, AB

Dreaming of peaceful rural living? This picturesque farmhouse on 2.99 acres offers the perfect blend of rustic charm and modern comfort—just 30 minutes from St. Albert, Morinville & the Heday. Surrounded by mature trees and a new tree line, the setting is private and serene. The home features 2 oversized bedrooms, 2 baths, main floor laundry, and a bright, open kitchen flowing into a sunny dining area and cozy living room. Most of the windows have been replaced, bringing in endless natural light. Enjoy a classic tin roof and a large south-facing deck—perfect for entertaining or morning coffee. The renovated basement provides warm, usable space for work or play. Outside, you’ll find a storybook red barn, heated oversized garage, and a powered animal shelter connected to the tractor shed with 220V. The fully fenced property includes a large garden patch and various fruit trees, with potential for horses. A true rural retreat waiting to welcome you home.

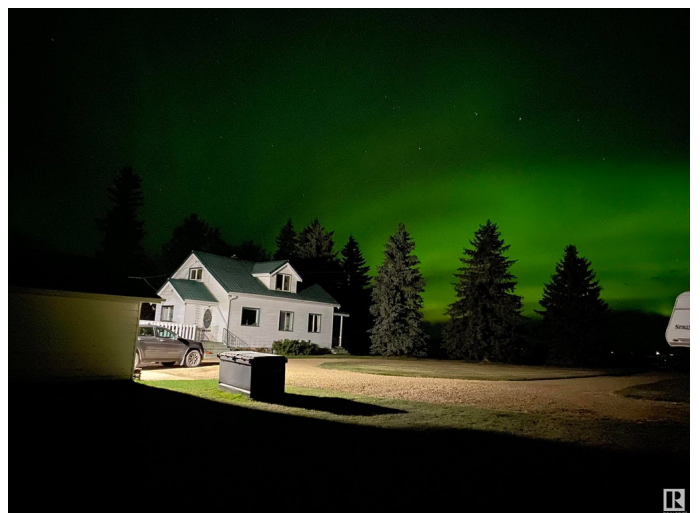
Built in 1942

## Essential Information

MLS® # E4430338

Price \$429,900

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,301
Acres	2.99
Year Built	1942
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	24523 Twp Road 582
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 1L2

### **Amenities**

Features	Deck, Wall Unit-Built-In, See Remarks
----------	---------------------------------------

### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Landscaped, Level Land, Private Setting, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	5

## 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 April 16th, 2025 at 1:17pm MDT