

# \$720,000 - 23107 Twp Road 564, Rural Sturgeon County

MLS® #E4424011

**\$720,000**

4 Bedroom, 2.00 Bathroom, 1,294 sqft

Rural on 51.42 Acres

None, Rural Sturgeon County, AB

Just 25 minutes from Edmonton and minutes from Gibbons, this 51.42-acre property sits atop a hill with stunning valley views. Ideal for families or hobby farming, it includes a 1300 sq/ft bungalow with a double detached garage, fully fenced yard, and numerous outbuildings. The 30' x 48' metal-clad shop features concrete floors, 220V wiring, and 12' x 14' drive-through sliding doors. Additional buildings include a 32' x 48' metal-clad cattle shed with a 12' x 24' enclosed, lined tack room, and a pole cattle shed with a metal roof. Fenced and cross-fenced, this land is just 1/2 mile east of Hwy 28 and near other subdivisions, offering future development potential. Plus, it's only 2 km from Goose Hummock Golf Course!

Built in 1973

## Essential Information

MLS® #	E4424011
Price	\$720,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,294
Acres	51.42
Year Built	1973



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

### **Community Information**

Address	23107 Twp Road 564
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### **Amenities**

Features	Hot Water Natural Gas, Sauna; Swirlpool; Steam, Sunroom
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Hillside, Private Setting, Rolling Land
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	30
Zoning	Zone 60

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Listing information last updated on April 4th, 2025 at 7:02pm MDT