

# **\$597,800 - Twp Rd 552 Rge Rd 230, Rural Sturgeon County**

MLS® #E4404421

**\$597,800**

0 Bedroom, 0.00 Bathroom,  
Rural on 10.89 Acres

None, Rural Sturgeon County, AB

**RARE OPPORTUNITY!! ACREAGE LAND-**  
10.89 Acres ideally located just minutes from the growing communities of Fort Saskatchewan & Gibbons! It is one mile off pavement with services at the road. Potential to tie into the Municipal waterline that runs along the south end of the property. This level land parcel is fenced and X-fenced and has a year-round dugout. The property is equipped with a 30'x70' tarped Quonset and a 14'x60' Horse Shelter. The acreage parcel is ZONED AG-MINOR, allowing up to 2 accessory dwelling units, an accessory building (i.e. SHOP up to 5000sqft) and Home-Based Business opportunities (level 1 & 2). The 10.89 acres offers possibilities for a variety of Agriculture-related uses, such as an equestrian facility, market garden, or landscaping contractor services. **BUILD YOUR DREAM HOME AND MORE!** In addition, the Fort In View Golf Course is only 3 minutes down the road!



## **Essential Information**

MLS® #	E4404421
Price	\$597,800
Bathrooms	0.00
Acres	10.89

Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Twp Rd 552 Rge Rd 230
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8L 2N9

### Exterior

Exterior Features	Cross Fenced, Fenced, Golf Nearby, Level Land, Schools, Shopping Nearby, Treed Lot
-------------------	--

### Additional Information

Date Listed	August 31st, 2024
Days on Market	231
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 19th, 2025 at 1:02pm MDT