

## \$769,900 - 55415 Hwy 28a, Rural Sturgeon County

MLS® #E4446089

**\$769,900**

3 Bedroom, 3.00 Bathroom, 1,629 sqft

Rural on 3.26 Acres

None, Rural Sturgeon County, AB

1629 sf. bi-level home on 3.26 acres OUT OF A SUBDIVISION, 10 minutes north of Edmonton City Limits, ON PAVEMENT. AND ON CITY WATER!! This home has 9' ceilings throughout. Large open kitchen, with island and eating bar, stools included. The living room /dining room has a gas fireplace and bright large windows with access to the East facing deck OVERLOOKING a huge duck POND. 2 bedrooms up and a large Den/Flex room and a gas fireplace!! The WALK OUT basement is partially finished with a large bedroom, and 3 piece bath AND Outside walls are drywalled and await your final touches for room design. HUGE 32 x 78 HEATED SHOP with 12' foot x 12 door, 2 post car lift, 10HP compressor with airlines., smooth concrete floor with floor drain, Paint booth w/ fan There is plenty of storage along with a mezzanine also. 13' ceilings with infrared heaters and a 2pce bathroom. There is also cold storage 13'x 76'. New roof on house 2024, A/C in house, All appliances and Freezer stay

Built in 2006

### Essential Information

MLS® # E4446089

Price \$769,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,629                  |
| Acres          | 3.26                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 55415 Hwy 28a         |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1N1               |

### **Amenities**

|          |                                                               |
|----------|---------------------------------------------------------------|
| Features | No Smoking Home, Vinyl Windows, Walkout Basement, See Remarks |
|----------|---------------------------------------------------------------|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Backs Onto Lake    |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 115            |

Zoning

Zone 60

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