

# **\$349,900 - 19, 23422 Twp Rd 582, Rural Sturgeon County**

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MLS® #E4454137

**\$349,900**

3 Bedroom, 1.00 Bathroom, 1,776 sqft

Rural on 3.66 Acres

Clearview Acres, Rural Sturgeon County, AB

Situated in a peaceful, private setting on the northern cusp of Clearview Acres, this fenced, cross-fenced 3.66 Acre parcel is tucked just beyond the mature, treed laneway. This piece of country rustic heaven offers a 1780sqft Ranch-style home with 3 Bedrooms & 1 Full Bath. Designed perfectly for everyone in the home to be able to enjoy time together, as the good-working kitchen flows into the Dining Area & cozy Living Room, accented by the wood-burning stove. Retreat to your own space at the other end of the home where the Family Room provides the perfect place for movie night & then conveniently retire for the evening. Enjoy the Outdoor Space! Starry nights & Aurora Borealis at its BEST! This property is the ideal set-up for a Hobby Farm-welcome chickens, goats, horses, etc. Landscaped, level land is fenced for the safety of small animals. Fenced off garden spot, as well. 24 x 24 Dble Detached Garage. 10 x 16 Barn. Chicken Coop/Storage. Greenhouse. Only 30 min to The Edm Garrison. 35 min to St. Albert.

Built in 1990

## **Essential Information**

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|                |                        |
|----------------|------------------------|
| Price          | \$349,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,776                  |
| Acres          | 3.66                   |
| Year Built     | 1990                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 19, 23422 Twp Rd 582  |
| Area        | Rural Sturgeon County |
| Subdivision | Clearview Acres       |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0G 1L2               |

### Amenities

|          |                                                                  |
|----------|------------------------------------------------------------------|
| Features | Deck, Detectors Smoke, Greenhouse, No Smoking Home, R.V. Storage |
|----------|------------------------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood                                                                     |
| Exterior Features | Cross Fenced, Fenced, Landscaped, Level Land, Private Setting, Treed Lot |
| Construction      | Wood                                                                     |
| Foundation        | Grade Beam                                                               |

### Additional Information

Date Listed August 21st, 2025

Days on Market 9

Zoning Zone 60

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Listing information last updated on August 30th, 2025 at 2:17pm MDT