

# \$175,000 - 41 23319 Twp Road 572, Rural Sturgeon County

MLS® #E4460939

**\$175,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.01 Acres

Golden Heights, Rural Sturgeon County, AB

3-Acre Treed Lot in Golden Heights Subdivision – Ready to Build! Enjoy country living just 25 minutes from the Anthony Henday on this beautifully treed 3-acre lot in the Golden Heights subdivision. This property is ready for your dream home or a moved-in residence, with all the major prep work already completed in the past year. Upgrades include 50 tons of double-crushed concrete packed into the driveway, 200A power installed on-site, natural gas available at the road, and property lines marked and cleared for fencing. Over 180 trees have been newly planted along the perimeter, enhancing privacy and beauty. A fantastic opportunity to build in a peaceful setting with all the groundwork done!

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4460939        |
| Price     | \$175,000       |
| Bathrooms | 0.00            |
| Acres     | 3.01            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 41 23319 Twp Road 572 |
| Area        | Rural Sturgeon County |
| Subdivision | Golden Heights        |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1N5               |

### **Exterior**

Exterior Features    Golf Nearby, Level Land, Schools, Treed Lot

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 60           |

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Listing information last updated on October 29th, 2025 at 1:47pm MDT