

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

\$649,900 - 21 55517 Rr 240, Rural Sturgeon County

MLS® #E4463426

\$649,900

4 Bedroom, 3.50 Bathroom, 1,504 sqft

Rural on 3.18 Acres

Sturgeon Valley Vista, Rural Sturgeon County,
AB

**CLOSE TO EVERYWHERE - PAVED ROADS
- TRIPLE GARAGE & MUNICIPAL WATER!**

Located in Sturgeon Valley Vista Estates is this 1503 sq. ft., 4 Bed, 3-1/2 Bath WALKOUT Bungalow nestled on 3.18 Acres of Tree Lined land w/loads of Privacy & Park Like Setting. Large Foyer leads to the nice sized Living Rm that features a Brick Faced Wood Burning Fireplace & is open to the Dining rm & kitchen. A vaulted ceiling makes this home feel airy & spacious w/patio doors leading out to an East facing Deck that brightens the home w/every sunrise. The Renovated kitchen has loads of newer cabinets, newer SS appliances, huge island w/Quartz Countertops & WI pantry. The huge Primary Bedroom boasts a spa like 5pc ensuite w/2 sinks, separate shower & jetted tub! The WO basement is home to 2 more JR. Bedrms, Family Rm w/fireplace 3pc bath, bar area, storage rms, bonus/flex rm & access out to the beautifully manicured yard. Triple Car Attached Garage is Insulated & heated w/1 bay designated for shop space, & a 2pc bath for easy cleanup!

Built in 1986

Essential Information

MLS® # E4463426

Price \$649,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,504
Acres	3.18
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	21 55517 Rr 240
Area	Rural Sturgeon County
Subdivision	Sturgeon Valley Vista
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T5E 5S7

Amenities

Features	Walkout Basement
Parking Spaces	6

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed October 24th, 2025

Days on Market 1

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 October 25th, 2025 at 5:17pm MDT