

Courtesy Of Calie Delgado Of Real Broker

# \$255,000 - 314 55230 Rge Road 10, Rural Sturgeon County

MLS® #E4440500

**\$255,000**

2 Bedroom, 0.50 Bathroom, 533 sqft

Rural on 0.48 Acres

Pine Sands, Rural Sturgeon County, AB

Private Treed Double Lot!! Escape to this secluded double lot nestled in the trees at Sandy Beach, offering the perfect blend of privacy and potential. This quiet, peaceful property includes a fully furnished 2 bedroom, 1 bathroom trailer. Enjoy outdoor living around the massive fire pit, or retreat to the heated shop, ideal as a poker room or cozy gathering space. Additional features include a shower house, two storage sheds, a woodshed, and RV hookups for guests. A running motorhome is also included, perfect for extra space or future adventures. Whether you're looking for a weekend getaway, a full-time retreat, or a beautiful lot to build your dream cabin or home, this property offers endless possibilities.

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440500  |
| Price          | \$255,000 |
| Bedrooms       | 2         |
| Bathrooms      | 0.50      |
| Half Baths     | 1         |
| Square Footage | 533       |
| Acres          | 0.48      |
| Year Built     | 1972      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 314 55230 Rge Road 10 |
| Area        | Rural Sturgeon County |
| Subdivision | Pine Sands            |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 0K4               |

### Amenities

|          |                                                         |
|----------|---------------------------------------------------------|
| Features | Air Conditioner, Fire Pit, Front Porch, Lake Privileges |
|----------|---------------------------------------------------------|

### Interior

|              |                       |
|--------------|-----------------------|
| Heating      | Forced Air-1, Propane |
| Stories      | 1                     |
| Has Basement | Yes                   |
| Basement     | None, No Basement     |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Corner Lot, Lake Access Property, Recreation Use, Treed Lot |
| Foundation        | See Remarks                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 105            |
| Zoning         | Zone 74        |

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Listing information last updated on September 18th, 2025 at 12:32am MDT