

# \$669,000 - 56231 Rge Road 263, Rural Sturgeon County

MLS® #E4451577

**\$669,000**

6 Bedroom, 3.00 Bathroom, 1,945 sqft

Rural on 5.98 Acres

None, Rural Sturgeon County, AB

Discover the charm of this stunning 1,945sqft. custom home nestled on 5.98 acres! This retreat boasts 6 spacious bedrooms and 3 full bathrooms. Enter the inviting foyer leading to a renovated kitchen and a great room complete with a River Rock fireplace. The main floor hosts 3 bedrooms, a convenient laundry room, and a 4-piece bath, while the luxurious master suite is a private haven located up the spiral staircase, a walk-in closet and its own en-suite bath. The fully finished basement features 2 additional bedrooms, a cozy family room, and ample storage with upgraded in-floor heating. A MASSIVE heated garage with potential mezzanine space, a 16x8 storage shed, and a 40-year rubber roof. Triple-paned windows (2023), and central vac with a new vacuum (2023). Recent upgrades include a barn (24'x40') and additional fencing (2023), an ensuite shower (2023), and a screened-in deck (2025). Enjoy raised garden beds, a well with an RO water filtration system, and a water softener. Just 22 minutes from Costo!

Built in 1993

## Essential Information

MLS® # E4451577

Price \$669,000

Bedrooms 6



Bathrooms	3.00
Full Baths	3
Square Footage	1,945
Acres	5.98
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	56231 Rge Road 263
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1B8

### **Amenities**

Features	Vinyl Windows
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 70

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Listing information last updated on August 8th, 2025 at 2:32am MDT