

\$425,000 - 23427 Twp Rd 574, Rural Sturgeon County

MLS® #E4453628

\$425,000

1 Bedroom, 1.00 Bathroom, 480 sqft

Rural on 14.43 Acres

None, Rural Sturgeon County, AB

"A Rare Find" A Homestead Farm on 14.43 acres located in Sturgeon County! This unique property is zoned Agricultural which offers a lot of benefits! Only 10 mins N of Bon Accord off Lily Lake Rd & 30 mins from Edmonton. This property offers endless possibilities for hobby farmers, a home-based business, livestock & horse owners etc. There's an impressive 60 x 170 BARN with 31 stalls, concrete floors, heated, metal roof, upper level with numerous pens. Ideal space for raising chickens. Plus a 2pc bathroom & office tack room. 2 large outbuilding, Grain Bin, 40 x 50 Pole Shed & Sea Can. 3 septic tanks on the property, natural gas & yard lights. Well maintained cross fencing with many paddocks. The 1945 main house needs extensive renovations before it can be occupied. The 2nd home needs renovations & it would be a perfect in-law suite or bed & breakfast. The yard site has a private & peaceful setting. It's a perfect location to build your dream home & make memories. This property is one of a kind!

Built in 1930

Essential Information

MLS® #	E4453628
Price	\$425,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	480
Acres	14.43
Year Built	1930
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	23427 Twp Rd 574
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1L2

Amenities

Features	See Remarks
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Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Hillside, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 19th, 2025
Days on Market	30
Zoning	Zone 60

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