

# \$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 â€“ 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, Sch

**Additional Information**

Date Listed October 4th, 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 5th, 2025 at 5:17pm MDT

