

\$1,000,000 - 56505 Rge Road 233, Rural Sturgeon County

MLS® #E4436549

\$1,000,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

None, Rural Sturgeon County, AB

Extraordinary 15-acre commercial property presents a rare opportunity for entrepreneurs seeking the perfect work-life balance. This versatile property showcases a well-appointed 1803 sq ft, 4 br main residence complemented by a high-producing potable water well, ensuring reliable water supply for both residential and business needs. The property features an additional house that's perfectly suited as a spacious home office, plus a customized barn with a kitchen and bathroom that makes an ideal private retreat or entertainment space. Located just 1 km from paved road access, this property offers exceptional convenience while maintaining privacy. The expansive grounds provide ample parking space for clients and equipment, making it ideal for various home-based business ventures. With 15 acres of usable land and multiple structures offering flexible space configurations, this property uniquely combines residential comfort with commercial functionality. The layout seamlessly blends your work life balance.

Built in 1974

Essential Information

MLS® # E4436549



| | |
|------------|-----------------|
| Price | \$1,000,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Land Commercial |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 56505 Rge Road 233 |
| Area | Rural Sturgeon County |
| Subdivision | None |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 1N0 |

Exterior

| | |
|--------------|------------|
| Exterior | Wood Frame |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 35 |
| Zoning | Zone 60 |

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Listing information last updated on June 16th, 2025 at 12:02pm MDT