

## \$1,550,000 - 54500 Rge Rd 275, Rural Sturgeon County

MLS® #E4442743

**\$1,550,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

None, Rural Sturgeon County, AB

This is a 28 lot Mobile Home Park located on the south side of Calahoo, AB. With a high occupancy rate, this park provides excellent revenue for any potential owner. Within close proximity to St. Albert, Stony Plain-Spruce Grove, the attractive location provides a fantastic opportunity for those who enjoy small community living while enjoying the close amenities larger centers offer. The park is connected to municipal sewer via a holding tank and pump out, along with a drilled well and associated water treatment system, while each pad is responsible for their own metered power & gas. There is potential for additional pads creating added revenue. Mobiles are not owned by the mobile home park.

Built in 2001

### Essential Information

MLS® #	E4442743
Price	\$1,550,000
Bathrooms	0.00
Acres	0.00
Year Built	2001
Type	Business with Property
Status	Active

### Community Information

Address 54500 Rge Rd 275



Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1Z1

### Exterior

Exterior	Other
Construction	Other

### Additional Information

Date Listed	June 17th, 2025
Days on Market	26
Zoning	Zone 90

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 July 13th, 2025 at 7:02am MDT