

## \$3,450,000 - 54318 Rge Rd 255, St. Albert

MLS® #E4439271

**\$3,450,000**

3 Bedroom, 1.50 Bathroom, 2,055 sqft

Single Family on 0.00 Acres

Annexation Lands, St. Albert, AB

Easy access to HWY 2, 633, 37, Ray Gibbon Drive & Anthony Henday! Nearby amenities include Costco, Sturgeon Hospital, Landmark Theatre, Walmart etc. Here is an amazing opportunity to own in the newly annexed lands on the north west side of St. Albert. Discover 71.66 acres that are currently farmed. This property is bordered on two sides by Carrot Creek. There are two homes, but this property is about location and proximity to St. Albert. One home is a 2054 sq ft two storey, built in 1934. Its homesite has a triple carport and numerous smaller out buildings. The second residence has some services shared with the original homesite, is 2266 sqft two storey with a triple attached garage. A great property to hold onto as St. Alberts development gets closer.

Built in 1934

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4439271    |
| Price          | \$3,450,000 |
| Bedrooms       | 3           |
| Bathrooms      | 1.50        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 2,055       |
| Acres          | 0.00        |



|            |                        |
|------------|------------------------|
| Year Built | 1934                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 54318 Rge Rd 255 |
| Area        | St. Albert       |
| Subdivision | Annexation Lands |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8T 0T8          |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Stories      | 3                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Vinyl                                        |
| Exterior Features | Golf Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl                                        |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 164            |
| Zoning         | Zone 24        |

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Listing information last updated on November 8th, 2025 at 8:02am MST