

## \$799,000 - 57021 Rge Road 213, Rural Sturgeon County

MLS® #E4446169

**\$799,000**

3 Bedroom, 2.00 Bathroom, 2,223 sqft

Rural on 160.00 Acres

None, Rural Sturgeon County, AB

160 +/- Acres of mostly Pasture land with \$21,144.00+/- in yearly lease revenue. The 2223 sq/ft home is on a newer foundation. The Main Floor has the Primary Bedroom, Two Bathrooms, Two Kitchens, and Living room. The Upper Level has Two more Bedrooms, with Two other rooms that can be used as bedrooms. The Basement is Unfinished holds Two Furnaces, is plumbed for in-floor heat, and ready to be taken in any direction. This property could tend to many different uses with lots of trees for privacy and wildlife. Pasture Available Immediately and No Animals have been on the land in 2025. 160 acres across road available as well. Close proximity to Fort Saskatchewan and Redwater. Escape the city with potential to live cost-free. Rent the land for pasture and current oil lease to cover mortgage, utilities, insurance, and taxes. Large house with a metal roof on a solid foundation with a massive basement offering loads of potential for a growing family. Work in industrial heartland being just minutes to Nutrien!

Built in 1951

### Essential Information

MLS® # E4446169

Price \$799,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,223                  |
| Acres          | 160.00                 |
| Year Built     | 1951                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 57021 Rge Road 213    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 2W0               |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-2, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood                                            |
| Exterior Features | Fenced, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood                                            |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 127            |
| Zoning         | Zone 60        |

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Listing information last updated on November 9th, 2025 at 7:17pm MST