

# **\$649,900 - 35 24119 Twp Road 554, Rural Sturgeon County**

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MLS® #E4456234

**\$649,900**

4 Bedroom, 1.50 Bathroom, 1,701 sqft

Rural on 1.12 Acres

Grandview Heights\_MSTU, Rural Sturgeon County, AB

If you can imagine, this could be the place you are looking for. Paved road, open space, 1.12 acres of land, close to Edmonton with municipal water. This 1700 sq. ft. bungalow features a large mudroom, spacious kitchen and dining area. Two living room areas one with a wood burning fireplace and other with feature wood wall. The three bedrooms are all a good size as well. One bedroom has been converted into an office with French doors. The basement is kind of an open slate so your imagination can run wild. Park your vehicles in the double attached garage. There is a 643 sq. ft. workshop perfect as a man cave. The property also has another building which could be the kids space and another shed for yard stuff. The potential is there to make this a great place to call home and make it just the way you envision.

Built in 1979

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4456234  |
| Price     | \$649,900 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,701                  |
| Acres          | 1.12                   |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 35 24119 Twp Road 554  |
| Area        | Rural Sturgeon County  |
| Subdivision | Grandview Heights_MSTU |
| City        | Rural Sturgeon County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8T 1X7                |

### Amenities

|          |                       |
|----------|-----------------------|
| Features | Workshop, See Remarks |
|----------|-----------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood                                                  |
| Exterior Features | Fenced, Hillside, Landscaped, Rolling Land, Treed Lot |
| Construction      | Wood                                                  |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 60             |

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Listing information last updated on September 17th, 2025 at 11:02am MDT