

## \$79,800 - Twp 580 Rge Rd 260, Rural Sturgeon County

MLS® #E4429959

**\$79,800**

0 Bedroom, 0.00 Bathroom,

Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Ready for Your Dream Home? 2.47 Acres in Sturgeon County with utilities near the property line and not in a subdivision! Build your future on this quiet and scenic 2.47-acre parcel located in Sturgeon County, just 2 miles northwest of the Legal corner on TWP 580 just west of Rge Rd 260. Looking for a peaceful and natural setting? This almost build-ready parcel is bordered by a small creek and nice grouping of trees to the north east of this flat. Utilities are nearby, with gas and power running past the property lineâ€”making connections quick and convenient. The area is known for high-producing water wells, providing excellent potential for water access. Enjoy the best of rural living with easy access to amenitiesâ€”just a short drive to Morinville and St. Albert via Highway 2. Drawings available for a 2414 SqFt Bungalow. Stop dreaming and start building the home you've always imagined!

### Essential Information

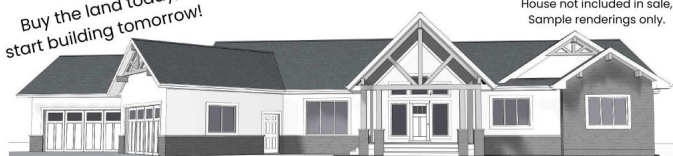
MLS® #	E4429959
Price	\$79,800
Bathrooms	0.00
Acres	2.47
Type	Rural
Sub-Type	Vacant Lot/Land



Buy the land today,  
start building tomorrow!

WALKOUT BUNGALOW - 2 414 SQ.FT.

House not included in sale,  
Sample renderings only.



ADDRESS:  
S.E 1/4 SEC. TWP 58, RGE RD 26, W.4M  
STURGEON COUNTY, ALBERTA

**DesignEx**  
Consulting Ltd.  
RESIDENTIAL DESIGN & DRAFTING  
10000 101st Avenue, Suite 101  
Edmonton, Alberta T5A 0A6  
Phone: (780) 443-1111  
Email: info@designex.ca

DRAWING LIST  
A1 - FRONT & LEFT ELEVATIONS  
A2 - REAR & RIGHT ELEVATIONS  
A3 - MAIN FLOOR PLAN  
A4 - BASEMENT PLAN  
A5 - FOUNDATION PLAN  
A6 - SECTIONS A, B & SPECS  
A7 - SECTIONS C, D & DETAILS  
A8 - ENERGY CODE & DETAILS



Status                      Active

**Community Information**

Address                      Twp 580 Rge Rd 260  
Area                          Rural Sturgeon County  
Subdivision                None  
City                          Rural Sturgeon County  
County                      ALBERTA  
Province                    AB  
Postal Code                T0G 1L1

**Exterior**

Exterior Features    Backs Onto Park/Trees, Flat Site, Level Land

**Additional Information**

Date Listed                April 9th, 2025  
Days on Market        24  
Zoning                      Zone 61

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Listing information last updated on May 3rd, 2025 at 10:02am MDT