

Courtesy Of Michael T Kinsella Of RE/MAX Elite

\$379,900 - 26501 Hwy 633, Rural Sturgeon County

MLS® #E4424003

\$379,900

1 Bedroom, 1.00 Bathroom, 851 sqft
Rural on 2.20 Acres

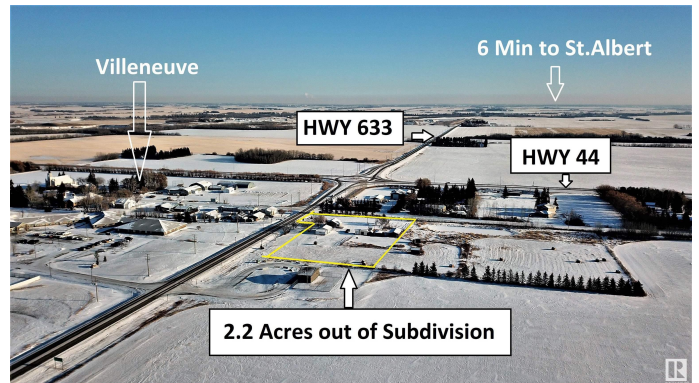
None, Rural Sturgeon County, AB

2.2 ACRES - 6 MINUTES WEST OF ST.ALBERT - Amazing Acreage Opportunity - and only 13 Minutes to Edmonton. FULLY SERVICED with CITY WATER and Sewer, Power and Gas, plus FIBER OPTIC INTERNET (high Speed)! PERFECT SPOT FOR YOUR BUSINESS on Pavement with quiet HWY FRONTAGE ON 633 where the speed limit is still 50km/hr, and GREAT ACCESS in all directions. ZONED AG will allow for a HOME, SHOP, BARN, SECOND RESIDENCE (Garden Suite), and Animals. Small 1 bedroom home is currently rented and has NEWER FURNACE AND HWT. Close to Villeneuve Airport which has replaced the Municipal Airport that was in Edmonton. ACREAGE IS OUT OF SUBDIVISION and sits in Sturgeon County with the town of Villeneuve across the road. Don't miss your chance on this RARE OPPORTUNITY!

Built in 1949

Essential Information

MLS® #	E4424003
Price	\$379,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	851



Acres	2.20
Year Built	1949
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	26501 Hwy 633
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1J9

Amenities

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

Interior

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

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Corner Lot, Flat Site, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 5th, 2025
Days on Market	30
Zoning	Zone 70

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 April 4th, 2025 at 9:18am MDT