

# **\$579,000 - 39, 57022 Rge Rd 233, Rural Sturgeon County**

MLS® #E4428245

**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,591 sqft

Rural on 3.11 Acres

Dream Nook, Rural Sturgeon County, AB

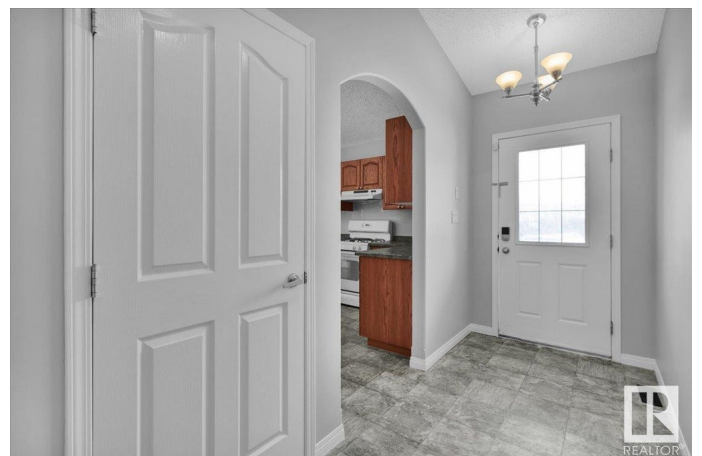
Country Living Begins Here! This lovely 1,591sq ft Bungalow is on 3.110 acres located in Dream Nook....only 8 mins North of Gibbons. Paved roads right to the asphalt driveway leading to the 24x22' attached garage. A welcoming & spacious front foyer, country kitchen with an island, gas stove, pantry, eat-up bar & sunny dining area. Vaulted ceilings in the cozy living room with a corner gas fireplace. There is a back door to the 16x24' deck & natural gas bbq. 3 bedrooms on the main floor. A 3pc bathroom & the primary bedroom has a 4pc ensuite with a corner jetted tub & separate shower. The fully finished basement features a huge & open rec room area, large exercise/hobby room, 3pc bathroom includes InfraRed 2 person sauna, laundry room with cabinets & a folding table. This acreage is beautifully treed offering good privacy & an east facing back yard. Plus a quonset & storage sheds. Only 20 mins from Fort Saskatchewan & 30 mins from North Edmonton. Welcome Home!

Built in 2005

## **Essential Information**

MLS® # E4428245

Price \$579,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,591                  |
| Acres          | 3.11                   |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 39, 57022 Rge Rd 233  |
| Area        | Rural Sturgeon County |
| Subdivision | Dream Nook            |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1N5               |

### Amenities

|          |   |
|----------|---|
| Features | Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Cul-De-Sac, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, Treed Lot |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed March 30th, 2025

Days on Market 29

Zoning Zone 60

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Listing information last updated on April 28th, 2025 at 3:02am MDT