

# **\$599,000 - 57022 Rge Road 213, Rural Sturgeon County**

MLS® #E4446170

**\$599,000**

2 Bedroom, 1.00 Bathroom, 639 sqft

Rural on 160.00 Acres

None, Rural Sturgeon County, AB

160+/- Acres of mostly pasture land with \$7132+/- per year in oil lease revenue. A 639 sq/ft home is also on the property with Two Bedrooms, Bathroom, Kitchen, and Livingroom. 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. Utilities are in place with a big yard to build on! Work in industrial heartland being just minutes to Nutrien!

Built in 1930

## **Essential Information**

MLS® #	E4446170
Price	\$599,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	639
Acres	160.00
Year Built	1930
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level



Status	Active
--------	--------

### Community Information

Address	57022 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

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 5th, 2025
Days on Market	73
Zoning	Zone 60

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 September 16th, 2025 at 8:18pm MDT