

# **\$575,000 - 153 57303 Rge Road 233, Rural Sturgeon County**

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MLS® #E4452193

**\$575,000**

4 Bedroom, 2.50 Bathroom, 1,473 sqft

Rural on 2.89 Acres

Woodridge\_MSTU, Rural Sturgeon County, AB

Welcome to this well-maintained 4-bedroom, 3-bathroom home situated on 2.89 acres in the peaceful subdivision of Woodridge. Built in 1982, this 1,473 sqft home has a lot to offer. The main floor includes a conveniently located bathroom, kitchen, dining room, office and living room area. The upper floor looks out over the lower level and features 3 bedrooms and a bathroom. The basement has been partially finished with a bedroom, bathroom and large rec room area. The property boasts a wraparound driveway, offering easy access and plenty of parking. There is an oversized 24x38ft heated triple garage which has a second-level space that can be used for anything from a workshop to woodworking or a man cave. Located just 10 minutes north of Gibbons and 30 minutes from Edmonton, this property provides the perfect balance of rural tranquility and city convenience. The property also has fenced corrals that are perfect for the animal lovers!!

Built in 1982

## **Essential Information**

MLS® # E4452193

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,473                  |
| Acres          | 2.89                   |
| Year Built     | 1982                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 153 57303 Rge Road 233 |
| Area        | Rural Sturgeon County  |
| Subdivision | Woodridge_MSTU         |
| City        | Rural Sturgeon County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0A 1N6                |

### Amenities

|          |                       |
|----------|-----------------------|
| Features | Air Conditioner, Deck |
|----------|-----------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Wood            |
| Exterior Features | Private Setting |
| Construction      | Wood            |
| Foundation        | Preserved Wood  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 38               |

## Zoning

## Zone 60

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Listing information last updated on September 16th, 2025 at 8:18pm MDT