

\$550,000 - 23121 Hwy 28, Rural Sturgeon County

MLS® #E4448761

\$550,000

3 Bedroom, 1.50 Bathroom, 1,399 sqft

Rural on 77.00 Acres

None, Rural Sturgeon County, AB

Private and full of potential, this beautiful property on the bend of Hwy 28 offers approx. 50% cultivated land (canola) and 50% treed. The cozy 2-storey home has 3 beds, 1.5 baths (room to add more), a natural gas stove in the kitchen, and a wood-burning fireplace in the basement. The detached garage is insulated, heated, and features 220V power—perfect for projects or storage. Enjoy multiple sheds, a drilled well, a lovely garden area, and a convenient looping driveway for easy access. Ideal for homesteading, hobby farming, or running a rural business. Peaceful, secluded, and full of opportunity, this is country living at its best in Sturgeon County!

Built in 1945

Essential Information

MLS® #	E4448761
Price	\$550,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,399
Acres	77.00
Year Built	1945
Type	Rural



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	23121 Hwy 28
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N6

Amenities

Features	Closet Organizers, Deck, Hot Water Natural Gas, Wood Windows, Natural Gas Stove Hookup
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Low Maintenance Landscape, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 19th, 2025
Days on Market	5
Zoning	Zone 61

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Listing information last updated on July 24th, 2025 at 6:17am MDT