# \$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. Brand New Shingles! 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**

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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 78

Zoning Zone 60

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