

# \$439,900 - 25528 Sh 651, Rural Sturgeon County

MLS® #E4449139

## \$439,900

3 Bedroom, 2.00 Bathroom, 1,335 sqft  
Rural on 2.66 Acres

None, Rural Sturgeon County, AB

Enjoy peaceful country living on this beautifully kept 2.66-acre property featuring a 1345 sq ft updated modular home with 3 bedrooms and 2 bathrooms. This home offers a spacious, open-concept kitchen with stainless steel appliances, a large primary suite complete with walk-in closet and full ensuite, and a 16 x 12 addition that adds extra living space. Built with 2x6 construction and vinyl windows, the home is energy-efficient and comfortable year-round. A 24 x 26 detached garage provides ample room for vehicles, toys, or a workshop. Surrounded by mature trees both within and along the perimeter, the property offers privacy, shelter, and a serene natural setting—all just minutes from pavement and town amenities.

Built in 1994

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449139  |
| Price          | \$439,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,335     |
| Acres          | 2.66      |
| Year Built     | 1994      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25528 Sh 651          |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0G 1L1               |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood                                              |
| Exterior Features | Flat Site, Landscaped, Private Setting, Treed Lot |
| Construction      | Wood                                              |
| Foundation        | Piling                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 70         |

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Listing information last updated on August 7th, 2025 at 1:33pm MDT