

# \$79,800 - Twp 580 Rge Rd 260, Rural Sturgeon County

MLS® #E4429959

**\$79,800**

0 Bedroom, 0.00 Bathroom,  
Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Ready for Your Dream Home? 2.47 Acres in Sturgeon County with utilities near the property line and not in a subdivision! Build your future on this quiet and scenic 2.47-acre parcel located in Sturgeon County, just 2 miles northwest of the Legal corner on TWP 580 just west of Rge Rd 260. Looking for a peaceful and natural setting? This almost build-ready parcel is bordered by a small creek and nice grouping of trees to the north east of this flat. Utilities are nearby, with gas and power running past the property line—making connections quick and convenient. The area is known for high-producing water wells, providing excellent potential for water access. Enjoy the best of rural living with easy access to amenities—just a short drive to Morinville and St. Albert via Highway 2. Drawings available for a 2414 SqFt Bungalow. Stop dreaming and start building the home you've always imagined!

## Essential Information

MLS® #	E4429959
Price	\$79,800
Bathrooms	0.00
Acres	2.47
Type	Rural
Sub-Type	Vacant Lot/Land



ADDRESS:  
S.E 1/4 SEC. TWP 58, RGE RD 26, W.4M  
STURGEON COUNTY, ALBERTA

**DesignEx**  
Consulting Ltd.  
RESIDENTIAL DESIGN & DRAFTING

DRAWING LIST  
A1 - FRONT & LEFT ELEVATIONS  
A2 - REAR & RIGHT ELEVATIONS  
A3 - MAIN FLOOR PLAN  
A4 - BASEMENT PLAN  
A5 - FOUNDATION PLAN  
A6 - SECTIONS A, B, & SPECS  
A7 - SECTIONS C, D, & DETAILS  
A8 - ENERGY CODE & DETAILS



Status Active

### Community Information

Address Twp 580 Rge Rd 260  
Area Rural Sturgeon County  
Subdivision None  
City Rural Sturgeon County  
County ALBERTA  
Province AB  
Postal Code T0G 1L1

### Exterior

Exterior Features Backs Onto Park/Trees, Flat Site, Level Land

### Additional Information

Date Listed April 9th, 2025  
Days on Market 12  
Zoning Zone 61

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Listing information last updated on April 21st, 2025 at 7:47pm MDT