

# **\$675,000 - 83 55326 Rge Road 223, Rural Sturgeon County**

MLS® #E4431209

**\$675,000**

6 Bedroom, 2.50 Bathroom, 2,579 sqft

Rural on 2.00 Acres

Hu Haven, Rural Sturgeon County, AB

Welcome to your private country retreat! This spacious 2,500 sq ft two-storey family home sits on 2 acres of beautifully treed land next to the scenic Sturgeon River & backs on to a beaver pond & stream. With a park-like setting, mature woodland, and wide open spaces, it's the perfect blend of nature, privacy, and comfort. Inside, the home offers 5 bedrooms all on the upper level (2 are currently combined) - ideal for families - along with 2.5 baths & potential to add another in the basement. The main floor is bright & welcoming with two living rooms (incl wood stove & gas fireplace). Triple Pane Windows & 10 year old shingles. Hu Haven is sought after with a community events, skating rink, and park - plus the school bus comes right to your door! Home is supplied by City Water. Enjoy peaceful walks on trails & wildlife sightings through old-growth woodlands just steps from your backyard. Country living on paved roads just 10 minutes from Fort Sask and 25 mins to Edmonton. Can you imagine yourself here?

Built in 1975

## **Essential Information**

MLS® #

E4431209



Price	\$675,000
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,579
Acres	2.00
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	83 55326 Rge Road 223
Area	Rural Sturgeon County
Subdivision	Hu Haven
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8L 5B2

### Amenities

Features	Deck, Vaulted Ceiling, Vinyl Windows
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### Interior

Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Park/Reserve, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 16th, 2025

Days on Market 3

Zoning Zone 60

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Listing information last updated on April 19th, 2025 at 5:17pm MDT