

## \$5,500,000 - 55107 Rge Rd 271, Rural Sturgeon County

MLS® #E4401476

**\$5,500,000**

4 Bedroom, 1.50 Bathroom, 2,033 sqft

Rural on 639.75 Acres

None, Rural Sturgeon County, AB

Huge ranching opportunity of FOUR QUARTERS near St. Albert! 639.75 ACRES of a working regenerative farm, set up with a confined feeding operation and part of ALUS conservation with a transferable NRCB permit! The home quarter has an old house and barn as well as a shop, granaries, seven fenced feeding pens, sheds and two dugouts. There are three drilled wells total, the best well producing 30 GPM out of the Villeneuve aquifer. Cattle are on rotational grazing with electric fencing and part of the verified beef program. Land has been sustainable farmed, with flat land on the home quarters and gently rolling land on the northern quarters with a beautiful view. Close to Hwy 37 for easy access to St. Albert, Edmonton, Spruce Grove, Stony Plain and Westlock and near the hamlets of Calahoo and Riviere Qui Barre, this is a unique opportunity!

Built in 1930

### Essential Information

MLS® #	E4401476
Price	\$5,500,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	2,033
Acres	639.75
Year Built	1930
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	55107 Rge Rd 271
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1W4

### Amenities

Features	See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Level Land, Private Setting, Subdividable Lot, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter, See Remarks

### Additional Information

Date Listed	August 9th, 2024
Days on Market	356
Zoning	Zone 70

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