

## \$3,450,000 - 54318 Rge Rd 255, St. Albert

MLS® #E4439271

**\$3,450,000**

3 Bedroom, 1.50 Bathroom, 2,055 sqft

Single Family on 0.00 Acres

Annexation Lands, St. Albert, AB

Easy access to HWY 2, 633, 37, Ray Gibbon Drive & Anthony Henday! Nearby amenities include Costco, Sturgeon Hospital, Landmark Theatre, Walmart etc. Here is an amazing opportunity to own in the newly annexed lands on the north west side of St. Albert. Discover 71.66 acres that are currently farmed. This property is bordered on two sides by Carrot Creek. There are two homes, but this property is about location and proximity to St. Albert. One home is a 2054 sq ft two storey, built in 1934. Its homesite has a triple carport and numerous smaller out buildings. The second residence has some services shared with the original homesite, is 2266 sqft two storey with a triple attached garage. A great property to hold onto as St. Alberts development gets closer.

Built in 1934

### Essential Information

MLS® #	E4439271
Price	\$3,450,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,055
Acres	0.00



Year Built	1934
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	54318 Rge Rd 255
Area	St. Albert
Subdivision	Annexation Lands
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 0T8

### Amenities

Amenities	See Remarks
Parking	See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 28th, 2025
Days on Market	106
Zoning	Zone 24

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