

## \$2,996,000 - Hwy 779 Twp 544, Rural Sturgeon County

MLS® #E4435399

**\$2,996,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 313.97 Acres

None, Rural Sturgeon County, AB

313.97 glorious acres \*OUT OF SUBDIVISION\* (NE 155.97 acres and NW 158 acres) offered for sale together or apart. \*LOCATION\* 15 minutes to Stony Plain, 20 minutes to St. Albert and 30 minutes to Edmonton! Paradise found! Pristine rolling, treed land, already pioneered by the dream of a subdivision of old that was never seen through. Featuring an internal gravel-packed road system, formed ditches and rough estate lots, with wild berries, natural ponds, spruce, birch, and many plant species throughout. The possibilities for unique development are restricted, but endless! Design your dream retreat amidst the breathtaking natural backdrop, where you can indulge in relaxation, engage in outdoor adventures, or immerse yourself in the wonders of nature. Perfect for a multi-generational family estate or two... Don't miss the opportunity to secure this prime paradise. Currently zoned agricultural. Each may be subdivided into three parcels, with county approval. Do not go directly, cattle grazing.



### Essential Information

MLS® #	E4435399
Price	\$2,996,000
Bathrooms	0.00

Acres	313.97
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Hwy 779 Twp 544
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 0J0

### Exterior

Exterior Features    Golf Nearby, Private Setting, Partially Fenced

### Additional Information

Date Listed	May 7th, 2025
Days on Market	40
Zoning	Zone 70

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Listing information last updated on June 16th, 2025 at 4:32am MDT