# \$3,999,900 - 54230 Rr 255, St. Albert

MLS® #E4419320

## \$3,999,900

1 Bedroom, 2.00 Bathroom, 1,938 sqft Single Family on 0.00 Acres

Annexation Lands, St. Albert, AB

This is an exceptional opportunity for someone seeking a substantial parcel of land in St. Albert. Spanning 78.09 private acres, this prime property is located in northwest St. Albert, just 0.5 km north of the vibrant Nouveau subdivision. The property features two older homes and several outbuildings & older barn, adding functional versatility. The oldest home does need TLC. Key nearby amenities include Jensen Lakes, Costco, Hospital, Landmark Theatre, Walmart, etc. Quick access to HWY 2, 633, 37, Ray Gibbon & Anthony Henday. Currently, half the land is being farmed, while the other half is rented, creating immediate income potential. This city farm property is very private with lots of mature tress, perfect for building a new home and shop. Properties of this caliber and size are rarely available on the market.







Built in 1937

### **Essential Information**

MLS® # E4419320

Price \$3,999,900

Bedrooms 1

Bathrooms 2.00

Full Baths 2

Square Footage 1,938

Acres 0.00

Year Built 1937

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 54230 Rr 255

Area St. Albert

Subdivision Annexation Lands

City St. Albert
County ALBERTA

Province AB

Postal Code T8T 0T6

#### **Amenities**

Amenities Deck, Fire Pit, Parking-Extra, R.V. Storage

Parking Double Garage Detached, Quad or More Detached

#### Interior

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, See Remarks

Exterior Features Golf Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, See Remarks

Foundation Brick

# **Additional Information**

Date Listed January 27th, 2025

Days on Market 262

Zoning Zone 24

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