

# \$459,900 - Highway 44 North Of Hwy 37, Rural Sturgeon County

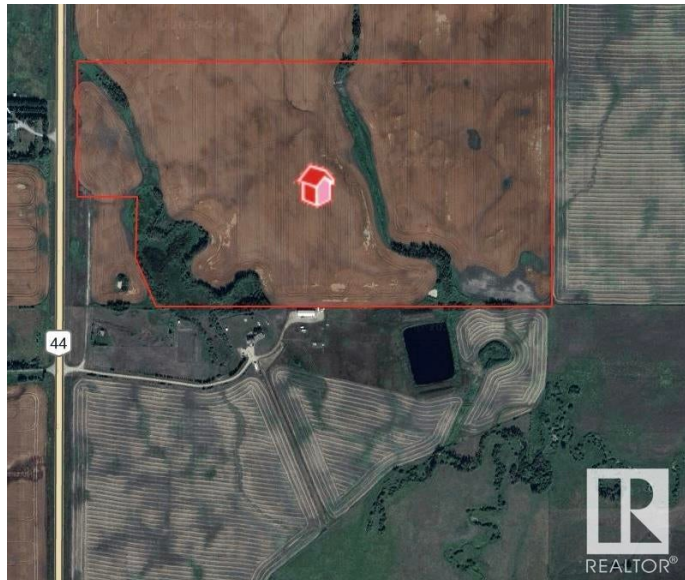
MLS® #E4422978

**\$459,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 73.49 Acres

None, Rural Sturgeon County, AB

73.49 Acres paved right to property. Sitting just off highway 44 and north of highway 37. Location is close to St. Albert and Villeneuve. Fantastic opportunity for future development.



## Essential Information

MLS® #	E4422978
Price	\$459,900
Bathrooms	0.00
Acres	73.49
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active



## Community Information

Address	Highway 44 North Of Hwy 37
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0O0



## Exterior

Exterior Features See Remarks

## Additional Information

Date Listed February 26th, 2025

Days on Market 38

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 3:17pm MDT