

## **\$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 trees, 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	82
Zoning	Zone 24

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