

## \$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 | 197                |
| Zoning         | Zone 24            |

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