

# \$254,900 - 46 23319 Twp Road 572, Rural Sturgeon County

MLS® #E4431277

## \$254,900

3 Bedroom, 2.00 Bathroom, 1,184 sqft

Rural on 3.01 Acres

Golden Heights, Rural Sturgeon County, AB

Located just 10 minutes north of Gibbons and 30 minutes from Edmonton, this 3-bedroom mobile home sits on a spacious 3-acre lot in the quiet subdivision of Golden Heights. The home features a functional layout with a kitchen and living room at the center. The primary bedroom includes a 4-piece ensuite, while the two additional bedrooms and another 4-piece bath are located at the opposite end—perfect for added privacy. While the home could use some updates and TLC, there's great potential to make it your own. The property also includes a double detached garage that is insulated and heated, though it will need new shingles. With plenty of space for a large garden, outdoor projects, or simply enjoying the peace and quiet, this is a great opportunity to escape the city and enjoy country living at an affordable price.

Built in 1989

## Essential Information

MLS® #	E4431277
Price	\$254,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,184
Acres	3.01
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	46 23319 Twp Road 572
Area	Rural Sturgeon County
Subdivision	Golden Heights
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N5

### Amenities

Features	Deck
----------	------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Landscaped, Vegetable Garden
Foundation	Block

### Additional Information

Date Listed	April 15th, 2025
Days on Market	5
Zoning	Zone 60

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 20th, 2025 at 2:32am MDT