

## \$5,500,000 - 55107 Rge Rd 271, Rural Sturgeon County

MLS® #E4459447

**\$5,500,000**

4 Bedroom, 1.50 Bathroom, 2,033 sqft

Rural on 639.75 Acres

None, Rural Sturgeon County, AB

Huge ranching opportunity of FOUR QUARTERS near St. Albert! 639.75 ACRES of a working regenerative farm, set up with a confined feeding operation and part of ALUS conservation with a transferable NRCB permit! The home quarter has an old house and barn as well as a shop, granaries, seven fenced feeding pens, sheds and two dugouts. There are three drilled wells total, the best well producing 30 GPM out of the Villeneuve aquifer. Cattle are on rotational grazing with electric fencing and part of the verified beef program. Land has been sustainable farmed, with flat land on the home quarters and gently rolling land on the northern quarters with a beautiful view. Close to Hwy 37 for easy access to St. Albert, Edmonton, Spruce Grove, Stony Plain and Westlock and near the hamlets of Calahoo and Riviere Qui Barre, this is a unique opportunity!

Built in 1930

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4459447    |
| Price      | \$5,500,000 |
| Bedrooms   | 4           |
| Bathrooms  | 1.50        |
| Full Baths | 1           |
| Half Baths | 1           |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,033                  |
| Acres          | 639.75                 |
| Year Built     | 1930                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 55107 Rge Rd 271      |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 1W4               |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                         |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Level Land, Private Setting, Subdividable Lot, Treed Lot, See Remarks |
| Construction      | Wood                                                                                                         |
| Foundation        | Concrete Perimeter, See Remarks                                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 27                   |
| Zoning         | Zone 70              |

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Listing information last updated on October 22nd, 2025 at 6:02am MDT