

# \$3,250,000 - 54320 Hwy 2, St. Albert

MLS® #E4439867

**\$3,250,000**

3 Bedroom, 2.50 Bathroom, 2,197 sqft  
Single Family on 0.00 Acres

Annexation Lands, St. Albert, AB

Prime 40-Acre Development Opportunity on St. Albert Trail Exceptional chance to own 40 acres along the high-traffic St. Albert Trail corridor. This land is positioned for future Highway Commercial, Highway Retail, and Residential development, making it an ideal holding property with massive upside. Located directly across from St. Albert Dodge, this site is surrounded by major ongoing developments to the east and south. Property Highlights: 2,196 sq ft bungalow with triple attached drive-thru garage Heated barn and five shops, including a 72' x 150' structure with a fully contained 1-bedroom suite Flat, usable land with high visibility and direct access to a major arterial route Live comfortably now, develop later or hold for long-term appreciation. Either way, this is a strategic investment in one of the fastest-growing regions around.

Built in 1975

## Essential Information

MLS® #	E4439867
Price	\$3,250,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,197



Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	54320 Hwy 2
Area	St. Albert
Subdivision	Annexation Lands
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 1T1

### **Amenities**

Amenities	Deck
Parking	Heated, Insulated, Quad or More Detached, RV Parking, Shop, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stone
Exterior Features	Cross Fenced, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Metal
Construction	Wood, Metal, Stone
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 2nd, 2025  
Days on Market        6  
Zoning                    Zone 24

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