

\$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 19
Zoning Zone 24

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