

\$2,299,000 - 247 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4435507

\$2,299,000

5 Bedroom, 4.50 Bathroom, 2,714 sqft

Rural on 0.53 Acres

River's Gate, Rural Sturgeon County, AB

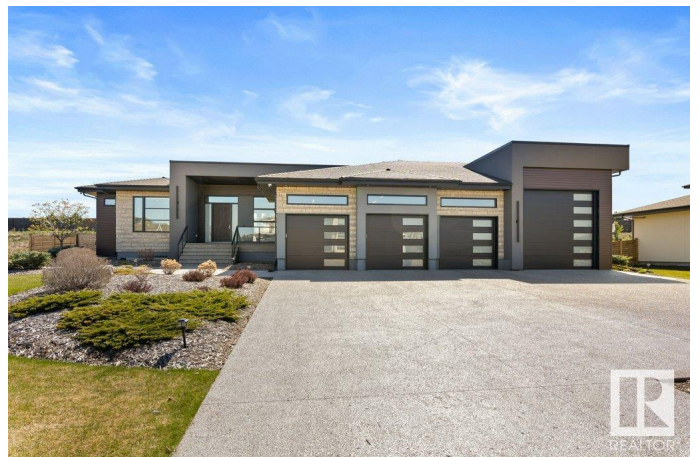
BREATHTAKING SHOWHOME in River's Gate – Sturgeon County's Only Gated Estate Community! This stunning great-room bungalow by Henderson Quality Building offers over 5000 SQFT of luxurious living space with a barrier-free layout & a 1600 SQFT 6-car garage with RV entrance. Features include custom millwork throughout, sun-drenched great room with stunning floor to ceiling feature fireplace, chef inspired kitchen with double quartz islands, floor-to-ceiling built-ins, Wolf & Sub-Zero appliances, & a butler's pantry. Includes 5 bedrooms: a resort-style primary suite with 2-sided fireplace & SPA INSPIRED EN-SUITE, main floor guest room with en-suite, lower bedrooms with Jack & Jill bathroom. Basement boasts glass stairwell, theater room with 12-ft screen, tiered seating, wet bars, games room, & more. Outside features \$200K in serenity landscaping package, covered BBQ center, EV charger, motorized blinds, smart home automation, & 9-camera security. Unmatched quality, design, and elegance! In a word SPECTACULAR

Built in 2017

Essential Information

MLS® #

E4435507



Price	\$2,299,000
Bedrooms	5
Bathrooms	4.50
Full Baths	3
Half Baths	3
Square Footage	2,714
Acres	0.53
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	247 25122 Sturgeon Road
Area	Rural Sturgeon County
Subdivision	River's Gate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1S6

Amenities

Features	Air Conditioner, Ceiling 10 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Recreation Room/Centre, Sunroom, Wet Bar
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Gated Community, Golf Nearby, Landscaped, Park/Reserve, Ravine View

Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	122
Zoning	Zone 60
HOA Fees	577.5
HOA Fees Freq.	Annually

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 September 8th, 2025 at 4:02pm MDT