

# **\$1,625,000 - 54313 Rge Road 11, Rural Sturgeon County**

MLS® #E4437353

**\$1,625,000**

3 Bedroom, 3.50 Bathroom, 2,907 sqft

Rural on 39.38 Acres

None, Rural Sturgeon County, AB

Once in a lifetime a home like this presents itself to the market. A truly stunning & detailed estate awaits for you to experience and is sitting on a picturesque & private 39 acres in Sturgeon County. With over 2,900 sqft of living space, this ranch style bungalow exudes class, sophistication & charm with numerous entertaining areas. Some of the numerous upgrades include in floor heat in the home, newer boiler - washer/dryer & dishwasher, the o/s triple garage w/ oversized doors & the guest house, fireplace heating throughout the duct work in the main home, tankless hot water heater, 9 & 12ft ceilings which allow TONS of natural light, insulated interior walls, granite counters & high end appliances. The 30x30 guest home can easily be turned back into a garage & also features a 3pce bath, kitchen & its own septic tank. The 1,900sqft shop is meticulous & is the perfect set up for a business. All of this & so much more awaits you and your family.

Built in 2009

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4437353    |
| Price     | \$1,625,000 |
| Bedrooms  | 3           |
| Bathrooms | 3.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,907                  |
| Acres          | 39.38                  |
| Year Built     | 2009                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 54313 Rge Road 11     |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 0K7               |

### Amenities

|          |                                                                                                                                                                          |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Gazebo, Guest Suite, Hot Water Tankless, Patio, R.V. Storage, Vinyl Windows, Natural Gas BBQ Hookup |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 1                                               |
| Has Basement      | Yes                                             |
| Basement          | None, No Basement                               |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood                                                                              |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot |
| Construction      | Wood                                                                              |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

Date Listed May 19th, 2025

Days on Market 161

Zoning Zone 70

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Listing information last updated on October 27th, 2025 at 6:32pm MDT