

Courtesy Of Carrie A Banham-Posty Of RE/MAX Elite

# **\$1,289,000 - 56025 Rge Road 254, Rural Sturgeon County**

MLS® #E4438149

**\$1,289,000**

5 Bedroom, 4.00 Bathroom, 3,258 sqft

Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Rural paradise! This immaculate 3258 sq ft 4-bedroom up, 2-storey home sits on 2.47 acres just minutes from Morinville & St. Albert. Inside, enjoy a dream kitchen w/granite countertops, soft-close drawers, large island & massive walk-in pantry w/bar fridge The great room features a cozy gas stone fireplace & wall-to-wall windows overlooking a beautifully landscaped yard. Upstairs you'll find a spacious primary suite w/ a 5-piece bath, soaker tub, separate shower & walk-in closet, plus 3 more generous bedrooms & 4 pce. bath. The finished basement includes a state-of-the-art theatre room with 13 leather chairs, screen, projector, built-in sound, a pool table, wet bar with fridge/dishwasher & wine room. Enjoy the private 880sq ft guest suite above the heated quad garage with drive-through bay. Extras: in-floor heat, triple-pane windows, A/C, LED lighting, exposed aggregate patio with built-in BBQ, bar fridge, covered deck, fenced yard, 1GDET/garden shed, 3500-gal cistern, & lots of room for a future shop!

Built in 2011

## **Essential Information**

MLS® #

E4438149



|                |                        |
|----------------|------------------------|
| Price          | \$1,289,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 3,258                  |
| Acres          | 2.47                   |
| Year Built     | 2011                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56025 Rge Road 254    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 0S3               |

### Amenities

|          |                                                                                                                |
|----------|----------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Dog Run-Fenced In, Front Porch, Guest Suite, Parking-Extra, Patio, Wet Bar, See Remarks |
|----------|----------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Construction      | Wood                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                     |

**Additional Information**

Date Listed            May 23rd, 2025  
Days on Market      25  
Zoning                Zone 70

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