

# **\$1,198,000 - 55 24524 Twp Road 544, Rural Sturgeon County**

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MLS® #E4452942

**\$1,198,000**

6 Bedroom, 3.50 Bathroom, 2,612 sqft

Rural on 0.52 Acres

Crossing At River's Edge, Rural Sturgeon County, AB

Welcome to the Crossing at the River's Edge subdivision. Located just 10 minutes from St. Albert and 10 minutes from Edmonton, this property is tucked away for privacy. The 0.5-acre lot is serviced with municipal/city water. This immaculate 2 Storey home features a walkout basement at both the front & back of the house, offering a total living area of 3,944.3 sqft [including the basement]. It includes a total of 6 bedrooms & 4 baths, with plenty of windows that allow natural light to fill the space. The main floor boasts a large living room, a kitchen with ample cabinetry & cozy family room complete with a gas fireplace. Upstairs, you will find 4 bedrooms, including the primary suite. The walkout basement comes with a kitchen equipped with all appliances, breakfast island, 2 bedrooms, a full bath & stacked washer/dryer. The backyard has 2 gazebos & fire pit is perfect for gatherings with family & friends. There is access to a balcony from the primary bedroom and the second bedroom. It's a great buy!

Built in 2007

## **Essential Information**

MLS® #                      E4452942



|                |                        |
|----------------|------------------------|
| Price          | \$1,198,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,612                  |
| Acres          | 0.52                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 55 24524 Twp Road 544    |
| Area        | Rural Sturgeon County    |
| Subdivision | Crossing At River's Edge |
| City        | Rural Sturgeon County    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8T 1S2                  |

### Amenities

|                |                                                                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Gazebo, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 9                                                                                                                                                                                                      |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood                                  |
| Exterior Features | Landscaped, No Back Lane, See Remarks |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 60           |

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Listing information last updated on September 5th, 2025 at 11:02am MDT