

\$625,000 - 217 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4457339

\$625,000

0 Bedroom, 0.00 Bathroom,
Rural on 0.50 Acres

River's Gate, Rural Sturgeon County, AB

Exceptional WALK-OUT lot in prestigious Riverâ€™s Gate! Backing the tranquil Sturgeon River, this property offers stunning views in a masterfully planned, architecturally controlled community with municipal water & sewer. Renowned for its beautiful landscaping and timeless design, Riverâ€™s Gate is surrounded by natural beauty, including Riverlot 56 and scenic walkways, while also offering quick access to Sturgeon Valley Golf & Country Club. Just 5 minutes to St. Albert and only 12 minutes to Edmontonâ€™s north side, this lot is the perfect canvas to build your custom walk-out dream home in the Sturgeon Valley.

Built in 2021

Essential Information

MLS® #	E4457339
Price	\$625,000
Bathrooms	0.00
Acres	0.50
Year Built	2021
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information



Address	217 25122 Sturgeon Road
Area	Rural Sturgeon County
Subdivision	River's Gate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1S6

Exterior

Exterior Features Golf Nearby, Park/Reserve, River Valley View, River View

Additional Information

Date Listed	September 11th, 2025
Days on Market	4
Zoning	Zone 60
HOA Fees	876.75
HOA Fees Freq.	Annually

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Listing information last updated on September 15th, 2025 at 6:47pm MDT