# \$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 â€" 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 178

Zoning Zone 60

HOA Fees 577.5

HOA Fees Freq. Annually

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