

# **\$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
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### 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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