

# \$3,398,000 - 205 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4438933

**\$3,398,000**

6 Bedroom, 6.00 Bathroom, 8,980 sqft  
Rural on 0.53 Acres

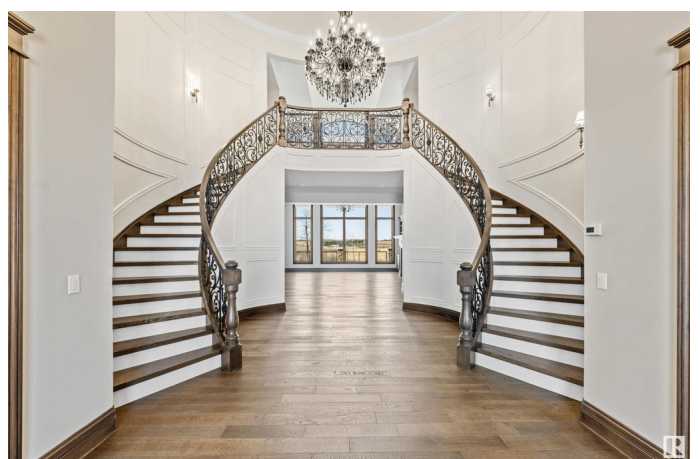
River's Gate, Rural Sturgeon County, AB

Nothing compares to perfection. Introducing this stunning residence in the exclusive community of River's Gate. Priced well below replacement value, this opportunity awaits your final touch. Thoughtfully designed throughout, this is a luxurious home like no other. An opulent chef's kitchen, library/office, second butler's kitchen, private dining room with a spiral staircase to your own wine cellar, soaring staircase, and majestic windows with unobstructed views. Elevator-ready, with a quote from RAM Elevators. The primary suite is a true oasis with a dressing room and private spa. Walk-out basement with rec room and movie room featuring licensed New York Yankees carpet. Unfinished nanny suite with separate entrance. Five-car garage, including a private bay for your supercar. In-floor radiant heat, solid woodwork, custom carpentry, designer lighting, smart home readiness, window coverings, and an extensive list of high-end upgrades. Put your final stamp on this one-of-a-kind offering. Luxury redefined!

Built in 2015

## Essential Information

MLS® #                    E4438933



|                |                        |
|----------------|------------------------|
| Price          | \$3,398,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 5                      |
| Half Baths     | 2                      |
| Square Footage | 8,980                  |
| Acres          | 0.53                   |
| Year Built     | 2015                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 205 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       | Deck, Walkout Basement |
| Parking Spaces | 10                     |

### **Interior**

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

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood                         |
| Exterior Features | Gated Community, Golf Nearby |
| Construction      | Wood                         |

Foundation Concrete Perimeter

**Additional Information**

Date Listed May 28th, 2025

Days on Market 65

Zoning Zone 60

HOA Fees 577.5

HOA Fees Freq. Annually

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Listing information last updated on August 1st, 2025 at 7:17pm MDT