# \$1,699,900 - 13 24524 Twp Road 544, Rural Sturgeon County

MLS® #E4439443

\$1,699,900

5 Bedroom, 4.50 Bathroom, 4,337 sqft Rural on 0.52 Acres

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

PRIVACY, SERENITY & STUNNING CURB APPEAL in THE CROSSINGS AT RIVERS EDGE. Designed to embrace it's RAVINE & PARK RESERVE surroundings, this gorgeous 4300 sqft walkout bungalow with 5 car garage features over 7100 sqft of detailed living space. Upon entering your greeted with soaring ceilings, designer wrought iron staircase leading to the 1244 sqft 2-bedroom loft with sitting area, exotic hardwoods & banks of windows letting nature in. Features of this great room bungalow include: custom millwork throughout, sun drenched rooms, CHEF'S GRANITE KITCHEN with huge breakfast bar island & walk through pantry, gorgeous cabinetry, large eating nook leading to your covered deck with feature fireplace, travertine backsplash, floor to ceiling cut quartz fireplace, RESORT STYLE PRIMARY bedroom with seven piece spa inspired ensuite, formal dining, main floor office, theatre room, workout room, five bedrooms, wine room, recreation room with cut quartz accents, wet bar, radiant heating, awesome garage, ravine firepit







Built in 2010

## **Essential Information**

MLS® # E4439443

Price \$1,699,900

Bedrooms 5

Bathrooms 4.50

Full Baths 3 Half Baths 3

Square Footage 4,337

Acres 0.52

Year Built 2010

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 13 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 0B3

#### **Amenities**

Features Deck, Fire Pit, Patio, Walkout Basement, Wet Bar, See Remarks

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Private Setting, Treed Lot, See Remarks

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 30th, 2025

Days on Market 157

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 3rd, 2025 at 9:02am MST