

# **\$2,499,900 - 212 25122 Sturgeon Road, Rural Sturgeon County**

MLS® #E4443444

**\$2,499,900**

5 Bedroom, 4.00 Bathroom, 3,050 sqft

Rural on 0.52 Acres

River's Gate, Rural Sturgeon County, AB

MOSAIC CRAFTED - LUXURIOUS EXECUTIVE BUNGALOW in prestigious Rivers Gate features over 5400 sqft of DESIGN EXCELLENCE. The open-concept design features soaring 20' ceilings, custom millwork, sun-drenched great room with floor-to-ceiling windows & feature gas fireplace. The chef's kitchen offers quartz counters, professional series stainless steel appliances, custom cabinetry & a walk-through pantry. The primary suite is pure luxury, with a spa-like ensuite featuring a soaker tub, dual vanities, an expansive walk-in shower & custom closet. A second bedroom with a 4-pc ensuite, laundry, mudroom and executive loft complete the main. The finished basement offers 2 bedrooms, Jack-and-Jill bath, gym, huge family room with wet bar, 2-pc bath & ample storage. Radiant in-floor heating ensures year-round comfort. Spectacular landscaping, tiered patios & the enclosed lounging deck complement the oversized quad garage with EV charger & workshop. Unparalleled elegance conveniently located between St Albert & Edmonton

Built in 2015

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4443444               |
| Price          | \$2,499,900            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 3,050                  |
| Acres          | 0.52                   |
| Year Built     | 2015                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 212 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, Closet Organizers, Dog Run-Fenced In, Exercise Room, Exterior Walls- 2"x6", Fire Pit, Sprinkler Sys-Underground, Sunroom, Vaulted Ceiling, Wet Bar, HRV System, 9 ft. Basement Ceiling |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 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 | Gated Community, Golf Nearby, Landscaped |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 136             |
| Zoning         | Zone 60         |
| HOA Fees       | 660             |
| HOA Fees Freq. | Annually        |

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