

# **\$1,325,000 - 11-25214 Coal Mine Road, Rural Sturgeon County**

MLS® #E4431276

**\$1,325,000**

4 Bedroom, 3.50 Bathroom, 2,055 sqft

Rural on 0.49 Acres

Greystone Manor, Rural Sturgeon County, AB

Stunning country estate living in sought-after Greystone Manor! This 2054 sq ft fully finished walkout bungalow sits on a beautifully landscaped .49-acre lot. Grand foyer greets you with soaring 12'™ ceilings. Chef's™ dream kitchen with floor-to-ceiling hardwood cabinetry, oversized granite island, S/S appliances, induction stove with dual ovens & built in Microwave. Great room is accompanied with a tiled feature wall & double-sided fireplace. Luxurious primary suite with 5-pce ensuite, custom shower & walk-in closet offer ultimate comfort. 2nd bdr & main floor Den/3rd bdr provide convenience while working from home. Separate mud room, individual lockers. Downstairs, enjoy 9'™ ceilings, heated floors, laundry room with sink, 2 bedrooms with walk-ins, a 5-pce bath, and massive family room with wet bar & loads of Windows providing tons of natural light. Patio doors open to a private covered pad & serene backyard with RV access. Oversized radiant-heated quad garage with drive-thru, and yes!™ central A/C included!

Built in 2014

## **Essential Information**

MLS® #

E4431276



Price	\$1,325,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,055
Acres	0.49
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11-25214 Coal Mine Road
Area	Rural Sturgeon County
Subdivision	Greystone Manor
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A8

### Amenities

Features	See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Flat Site, Golf Nearby, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	16
Zoning	Zone 60
HOA Fees	250
HOA Fees Freq.	Annually

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