

# **\$1,354,900 - 25122 Sturgeon Road, Rural Sturgeon County**

MLS® #E4431287

**\$1,354,900**

4 Bedroom, 4.00 Bathroom, 3,377 sqft

Rural on 0.26 Acres

River's Gate, Rural Sturgeon County, AB

Stunning 3376 sq. ft. two storey in prestigious River's Gate located just minutes from St. Albert and Edmonton. This home will make you take notice from the moment you enter with soaring ceilings, tons of natural light and spiral staircase leading to the upper floor. Open concept with a large living room complete with fireplace. Contemporary kitchen featuring stainless steel appliances, quartz countertops and a large island. A walk-in pantry and spice kitchen with second fridge and stove are adjacent. The upstairs has 3 bedrooms including a huge primary with a 5 piece ensuite and huge walk-in closet with access to the laundry room. The 2nd and 3rd bedrooms each have walk-in closets and share a 5 piece bath. There are 2nd floor balconies at the front and rear of the home as well! Fully finished basement offers a giant rec room with wet bar, 4th bedroom and full bath. Heated triple garage, 2 central A/Cs, Bluetooth controlled sound and multi-camera security system installed. Some photos virtually staged.

Built in 2023

## **Essential Information**

MLS® # E4431287

Price \$1,354,900



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,377
Acres	0.26
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	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, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar, 9 ft. Basement Ceiling
----------	---

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Golf Nearby, Shopping Nearby, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	16
Zoning	Zone 60
HOA Fees	413.6
HOA Fees Freq.	Annually

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 May 2nd, 2025 at 10:32pm MDT