

\$1,298,000 - 55 24524 Twp Road 544, Rural Sturgeon County

MLS® #E4434276

\$1,298,000

6 Bedroom, 3.50 Bathroom, 2,612 sqft

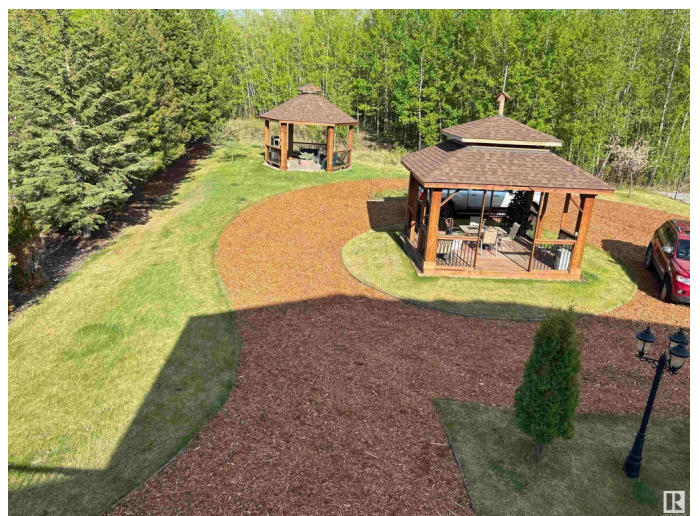
Rural on 0.50 Acres

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

Welcome to this beautiful and elegant two-story home, offering 3,936 sqft of living space. This property features a triple-heated garage, an aggregate driveway, and a walkout basement. Upon entering, you're greeted by a grand entrance that leads to a spacious dining room, a kitchen with ample cabinet space, a den, and a cozy family room complete with a gas fireplace. The upper floor boasts 4 generous bedrooms, including a primary bedroom with a large ensuite bathroom, a walk-in closet, and access to an upper balcony. The walkout basement includes two additional bedrooms, a full bathroom, and a bar is equipped with a fridge, dishwasher, stove, microwave & hood fan. This level also features another family room and a recreation room, flooded with natural light from the large windows. A large wrap-around deck can be accessed from the dining room, kitchen, and family room, providing an ideal space for outdoor gatherings. The backyard includes two custom-built gazebos, perfect for hosting family & friends.

Built in 2007

Essential Information



MLS® #	E4434276
Price	\$1,298,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,612
Acres	0.50
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	55 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 1S2

Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Gazebo, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks
Parking Spaces	8

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	Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane, River Valley View, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 30th, 2025
Days on Market	70
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 July 9th, 2025 at 4:03pm MDT