\$2,299,000 - 247 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4435507

\$2,299,000

5 Bedroom, 4.50 Bathroom, 2,714 sqft Rural on 0.53 Acres

River's Gate, Rural Sturgeon County, AB

BREATHTAKING SHOWHOME in River's Gate â€" Sturgeon County's Only Gated Estate Community! This stunning great-room bungalow by Henderson Quality Building offers over 5000 SQFT of luxurious living space with a barrier-free layout & a 1600 SQFT 6-car garage with RV entrance. Features include custom millwork throughout, sun-drenched great room with stunning floor to ceiling feature fireplace, chef inspired kitchen with double quartz islands, floor-to-ceiling built-ins, Wolf & Sub-Zero appliances, & a butler's pantry. Includes 5 bedrooms: a resort-style primary suite with 2-sided fireplace & SPA INSPIRED EN-SUITE, main floor guest room with en-suite, lower bedrooms with Jack & Jill bathroom. Basement boasts glass stairwell, theater room with 12-ft screen, tiered seating, wet bars, games room, & more. Outside features \$200K in serenity landscaping package, covered BBQ center, EV charger, motorized blinds, smart home automation, & 9-camera security. Unmatched quality, design, and elegance! In a word SPECTACULAR







Built in 2017

Essential Information

MLS® #

E4435507

Price \$2,299,000

Bedrooms 5

Bathrooms 4.50

Full Baths 3

Half Baths 3

Square Footage 2,714

Acres 0.53

Year Built 2017

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 247 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, Ceiling 10 ft., Closet Organizers, Detectors Smoke, No

Animal Home, No Smoking Home, Patio, Recreation Room/Centre,

Sunroom, Wet Bar

Interior

Interior Features ensuite bathroom

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

Fireplace Yes

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Gated Community, Golf Nearby, Landscaped, Park/Reserve, Ravine

View

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed May 9th, 2025

Days on Market 167

Zoning Zone 60

HOA Fees 577.5

HOA Fees Freq. Annually

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