

# **\$1,495,000 - 224 54302 Rge Rd 250, Rural Sturgeon County**

MLS® #E4443257

**\$1,495,000**

6 Bedroom, 5.00 Bathroom, 3,485 sqft

Rural on 0.50 Acres

Tuscany Hills\_MSTU, Rural Sturgeon County, AB

EXQUISITE HOME located in the exclusive community of Tuscany Hills in Sturgeon County. This IMMACULATE 3500 sq.ft bungalow is fully finished giving it nearly 7000 sq.ft of living space, COMPLETE WITH A SELF CONTAINED 1 BED SUITE W SEPARATE ENTRY. Featuring 12 FOOT CEILINGS, 6 bedrooms, 5 bathrooms, a HEATED QUAD GARAGE WITH ROOM FOR RV, this home's spacious layout is very useful and versatile. The main floor has an office area, 2 bedrooms, 3 bathrooms, a formal dining room, a gourmet kitchen with gas range and a massive island, a gorgeous family room, a dining area, and a large composite deck. Downstairs has 9 foot ceilings and features 4 bedrooms and 2 bathrooms, including a 1 bedroom self contained suite with separate entrance. There is also a large wet bar, living area and dining area. Also, there is plenty more space to put a gym or golf simulator or games area. The property is beautifully landscaped & manicured and has several fresh fruits and vegetables. PRICED BELOW REPLACEMENT VALUE. Welcome home

Built in 2017

## **Essential Information**



MLS® #	E4443257
Price	\$1,495,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,485
Acres	0.50
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	224 54302 Rge Rd 250
Area	Rural Sturgeon County
Subdivision	Tuscany Hills_MSTU
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0C9

### Amenities

Features	Ceiling 10 ft., Deck, Hot Water Instant, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Vaulted Ceiling, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
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Exterior Features	Golf Nearby, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden, View Downtown
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	79
Zoning	Zone 60

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Listing information last updated on September 6th, 2025 at 8:17am MDT