

# **\$2,300,000 - 4 54513 Rge Rd 251, Rural Sturgeon County**

MLS® #E4449185

**\$2,300,000**

5 Bedroom, 7.00 Bathroom, 4,321 sqft

Rural on 1.40 Acres

Green Acres\_MSTU, Rural Sturgeon County, AB

Custom Designed Executive Home.

Spectacular, 2-storey fully developed. Grand foyer, formal living & dining rms, open flr plan. Features 10'™ tall ceilings on main & bsmnt, 20'™ vaulted great rm, wide open spaces, & large windows w/ ample natural light. Chef inspired kitchen features rich cabinetry, granite, SS appliances, gas stove, dual wall-ovens, grand island, & huge pantry w/ 2nd side x side fridge/freezer. Office, guest bdrm and 4-pce bath complete the main flr. Primary bdrm boasts large walk-in with built-in cabinetry & luxurious 5-pce ensuite. 3 additional bdrms, 2 full baths, laundry rm w/ dual washer/dryer, & bonus rm close-out the 2nd floor! Bsmnt boasts a full kitchen, family rm, bdrm, lrg 6-pce bath, theatre & sauna. Numerous upgrades. Manicured 1.4 acre lot, fully landscaped & fenced w/ poured concrete driveway throughout. Plenty of parking and storage, 4-car attach garage PLUS a massive 3100sqft shop w/18ft ceilings & its own 4-pce bath AND a 400sqft suite on 2nd level. PROPERTY IS A MUST SEE

Built in 2017

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4449185               |
| Price          | \$2,300,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 7.00                   |
| Full Baths     | 7                      |
| Square Footage | 4,321                  |
| Acres          | 1.40                   |
| Year Built     | 2017                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4 54513 Rge Rd 251    |
| Area        | Rural Sturgeon County |
| Subdivision | Green Acres_MSTU      |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8T 0A7               |

### Amenities

|          |                                                                                                                                                                                                                                                                             |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Guest Suite, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, R.V. Storage, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Walk-up Basement, Wet Bar, Workshop, Natural Gas BBQ Hookup |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas |
| Fireplace         | Yes                                     |
| Stories           | 3                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Finished                          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf |

Nearby, Landscaped, Low Maintenance Landscape

Construction Wood

Foundation Concrete Perimeter

### Additional Information

Date Listed July 23rd, 2025

Days on Market 45

Zoning Zone 60

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Listing information last updated on September 6th, 2025 at 5:32am MDT