# \$3,099,900 - 37 Riverridge Road, Rural Sturgeon County

MLS® #E4412247

#### \$3,099,900

5 Bedroom, 6.00 Bathroom, 5,493 sqft Rural on 1.06 Acres

Riverstone Pointe, Rural Sturgeon County, AB

DISCOVER YOUR PRIVATE SANCTUARY IN RIVERSTONE POINTE FEATURING 8.800 SQFT OF SPECTACULAR LIVING SPACE this walk-out bungalow offers a rare blend of luxury and tranquility. With stunning river valley views, this custom-built masterpiece boasts captivating curb appeal, custom stone pillars, & a quad garage. Step inside to experience a true sanctuary, barrel roll ceiling, complete with limestone, cork & mahogany floors, coffered ceilings, custom millwork, grand designer staircase & banks of windows. The gourmet kitchen inspired by Clive Christian, featuring Brazilian hardwood, granite countertops, two expansive breakfast bar islands, and a massive pantry. Retreat to the resort-style primary suite, which includes a spa-inspired 6-piece ensuite with double stone showers, a gas fireplace and a lavish walk-in closet. With 5 bedrooms, 7 bathrooms, & 6 fireplaces, library, theatre room, exercise room, radiant heat, 52 ft. balcony & sports court, this home is perfect for both relaxation & entertaining!

Built in 2005

#### **Essential Information**

MLS® # E4412247
Price \$3,099,900







Bedrooms 5

Bathrooms 6.00

Full Baths 5

Half Baths 2

Square Footage 5,493

Acres 1.06

Year Built 2005

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 37 Riverridge Road

Area Rural Sturgeon County

Subdivision Riverstone Pointe

City Rural Sturgeon County

County ALBERTA

Province AB

Postal Code T8T 0B9

#### **Amenities**

Features Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home,

Patio, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-2, In Floor Heat System, Natural Gas

Fireplace Yes

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Environmental Reserve, Fruit Trees/Shrubs,

Landscaped, Private Setting, River Valley View

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 31st, 2024

Days on Market 373

Zoning Zone 60

HOA Fees 500

HOA Fees Freq. Annually

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Listing information last updated on November 8th, 2025 at 12:17pm MST