# \$1,625,000 - 54313 Rge Road 11, Rural Sturgeon County

MLS® #E4437353

#### \$1,625,000

3 Bedroom, 3.50 Bathroom, 2,907 sqft Rural on 39.38 Acres

None, Rural Sturgeon County, AB

Once in a lifetime a home like this presents itself to the market. A truly stunning & detailed estate awaits for you to experience and is sitting on a picturesque & private 39 acres in Sturgeon County. With over 2,900 sqft of living space, this ranch style bungalow exudes class, sophistication & charm with numerous entertaining areas. Some of the numerous upgrades include in floor heat in the home, newer boiler - washer/dryer & dishwasher, the o/s triple garage w/ oversized doors & the guest house, fireplace heating throughout the duct work in the main home, tankless hot water heater, 9 & 12ft ceilings which allow TONS of natural light, insulated interior walls, granite counters & high end appliances. The 30x30 guest home can easily be turned back into a garage & also features a 3pce bath, kitchen & its own septic tank. The 1,900sqft shop is meticulous & is the perfect set up for a business. All of this & so much more awaits you and your family.

Built in 2009

# **Essential Information**

MLS® # E4437353 Price \$1,625,000

Bedrooms 3
Bathrooms 3.50







Full Baths 3 Half Baths 1

Square Footage 2,907
Acres 39.38
Year Built 2009
Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 54313 Rge Road 11

Area Rural Sturgeon County

Subdivision None

City Rural Sturgeon County

County ALBERTA

Province AB

Postal Code T8R 0K7

### **Amenities**

Features Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit,

Gazebo, Guest Suite, Hot Water Tankless, Patio, R.V. Storage, Vinyl

Windows, Natural Gas BBQ Hookup

#### Interior

Interior Features ensuite bathroom

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

Fireplace Yes
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Private

Setting, Treed Lot

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 19th, 2025

Days on Market 173

Zoning Zone 70

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