

# **\$1,298,000 - 55 24524 Twp Road 544, Rural Sturgeon County**

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MLS® #E4434276

**\$1,298,000**

6 Bedroom, 3.50 Bathroom, 2,612 sqft

Rural on 0.50 Acres

Crossing At River's Edge, Rural Sturgeon County, AB

Welcome to this beautiful and elegant two-story home, offering 3,936 sqft of living space. This property features a triple-heated garage, an aggregate driveway, and a walkout basement. Upon entering, you're greeted by a grand entrance that leads to a spacious dining room, a kitchen with ample cabinet space, a den, and a cozy family room complete with a gas fireplace. The upper floor boasts 4 generous bedrooms, including a primary bedroom with a large ensuite bathroom, a walk-in closet, and access to an upper balcony. The walkout basement includes two additional bedrooms, a full bathroom, and a bar is equipped with a fridge, dishwasher, stove, microwave & hood fan. This level also features another family room and a recreation room, flooded with natural light from the large windows. A large wrap-around deck can be accessed from the dining room, kitchen, and family room, providing an ideal space for outdoor gatherings. The backyard includes two custom-built gazebos, perfect for hosting family & friends.

Built in 2007

## **Essential Information**



MLS® #	E4434276
Price	\$1,298,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,612
Acres	0.50
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	55 24524 Twp Road 544
Area	Rural Sturgeon County
Subdivision	Crossing At River's Edge
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1S2

### Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Gazebo, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks
Parking Spaces	8

### Interior

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

### Exterior

Exterior	Wood
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Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane, River Valley View, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	8
Zoning	Zone 60

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