# \$2,499,900 - 212 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4443444

## \$2,499,900

5 Bedroom, 4.00 Bathroom, 3,050 sqft Rural on 0.52 Acres

River's Gate, Rural Sturgeon County, AB

**MOSAIC CRAFTED - LUXURIOUS EXECUTIVE BUNGALOW** in prestigious Rivers Gate features over 5400 sqft of DESIGN EXCELLENCE. The open-concept design features soaring 20' ceilings, custom millwork, sun-drenched great room with floor-to-ceiling windows & feature gas fireplace. The chef's kitchen offers quartz counters, professional series stainless steel appliances, custom cabinetry & a walk-through pantry. The primary suite is pure luxury, with a spa-like ensuite featuring a soaker tub, dual vanities, an expansive walk-in shower & custom closet. A second bedroom with a 4-pc ensuite, laundry, mudroom and executive loft complete the main. The finished basement offers 2 bedrooms, Jack-and-Jill bath, gym, huge family room with wet bar, 2-pc bath & ample storage. Radiant in-floor heating ensures year-round comfort. Spectacular landscaping, tiered patios & the enclosed lounging deck complement the oversized quad garage with EV charger & workshop. Unparalleled elegance conveniently located between St Albert & Edmonton







Built in 2015

#### **Essential Information**

MLS® # E4443444

Price \$2,499,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 2

Square Footage 3,050

Acres 0.52

Year Built 2015

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 212 25122 Sturgeon Road

Area Rural Sturgeon County

Subdivision River's Gate

City Rural Sturgeon County

County ALBERTA

Province AB

Postal Code T8T 1S6

# **Amenities**

Features Air Conditioner, Closet Organizers, Dog Run-Fenced In, Exercise Room,

Exterior Walls- 2"x6", Fire Pit, Sprinkler Sys-Underground, Sunroom,

Vaulted Ceiling, Wet Bar, HRV System, 9 ft. Basement Ceiling

#### Interior

Interior Features ensuite bathroom

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

Fireplace Yes

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Gated Community, Golf Nearby, Landscaped

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 135

Zoning Zone 60

HOA Fees 660

HOA Fees Freq. Annually

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