

Courtesy Of Neil C Rouse Of RE/MAX Professionals

# \$1,374,900 - 128 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4418285

**\$1,374,900**

4 Bedroom, 4.00 Bathroom, 3,377 sqft

Rural on 0.26 Acres

River's Gate, Rural Sturgeon County, AB

Stunning 3376 sq. ft. two storey in prestigious River's Gate located just minutes from St. Albert and Edmonton. This home will make you take notice from the moment you enter with soaring ceilings, tons of natural light and spiral staircase leading to the upper floor. Open concept with a large living room complete with fireplace. Contemporary kitchen featuring stainless steel appliances, quartz countertops and a large island. A walk-in pantry and spice kitchen with second fridge and stove are adjacent. The upstairs has 3 bedrooms including a huge primary with a 5 piece ensuite and huge walk-in closet with access to the laundry room. The 2nd and 3rd bedrooms each have walk-in closets and share a 5 piece bath. There are 2nd floor balconies at the front and rear of the home as well! Fully finished basement offers a giant rec room with wet bar, 4th bedroom and full bath. Heated triple garage, 2 central A/Cs, Bluetooth controlled sound and multi-camera security system installed. Some photos virtually staged.

Built in 2023

## Essential Information

MLS® # E4418285

Price \$1,374,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,377                  |
| Acres          | 0.26                   |
| Year Built     | 2023                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 128 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, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar, 9 ft. Basement Ceiling |
|----------|---|

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Flat Site, Golf Nearby, Shopping Nearby, Partially Fenced |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 57                 |
| Zoning         | Zone 60            |
| HOA Fees       | 413.6              |
| HOA Fees Freq. | Annually           |

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Listing information last updated on March 14th, 2025 at 7:17am MDT