

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

MLS® #E4425554

**\$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® #	E4425554
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	March 13th, 2025
Days on Market	47
Zoning	Zone 60
HOA Fees	660
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 29th, 2025 at 7:32am MDT