

\$1,979,000 - 7 24524 Twp Rd 544, Rural Sturgeon County

MLS® #E4430376

\$1,979,000

5 Bedroom, 5.00 Bathroom, 4,212 sqft

Rural on 0.49 Acres

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

MODERN LUXURY MEETS NATURE IN THE CROSSING AT RIVERS EDGE in this custom Viga Developments walk-out Bungalow with 7,400+ sq.ft. of custom living space. Set on a 0.49-acre RAVINE lot backing the Sturgeon River Valley, this stunning walkout offers 5 beds, 4 full + 2 half baths & a private upper-level suite with separate HVAC. Control4 automation, triple-glazed windows, EIFS stucco, in-floor heating, & 10' ceilings. The main living area features soaring 14 FT. RUSTIC WOOD BEAM CEILINGS, a custom glass feature wall, SPA LIKE PRIMARY BERDOOM RETREAT, chef's kitchen boasting a 36" dual-fuel range, professional series appliances, dual gas burners, built-in buffet, & wine fridge. Entertain in the enclosed sunroom, basement bar with kegerator, wine room, & gym. The 1,450 sq.ft. heated triple garage includes polyaspartic floor system. Professionally landscaped with LED lighting, 8-zone irrigation, Wi-Fi lit firepit & insulated shed. A one-of-a-kind blend of smart technology, luxury design, and natural beauty



Built in 2013

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4430376 |
| Price | \$1,979,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 2 |
| Square Footage | 4,212 |
| Acres | 0.49 |
| Year Built | 2013 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 7 24524 Twp Rd 544 |
| Area | Rural Sturgeon County |
| Subdivision | Crossing At River's Edge |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 1M9 |

Amenities

| | |
|----------|--|
| Features | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Fire Pit, Hot Tub, Patio, Sprinkler Sys-Underground, Sunroom, Walkout Basement, Wall Unit-Built-In, Wet Bar, See Remarks, 9 ft. Basement Ceiling |
|----------|--|

Interior

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

Exterior

| | |
|----------|------|
| Exterior | Wood |
|----------|------|

| | |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, River Valley View, Schools, Shopping Nearby |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 60 |

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Listing information last updated on April 29th, 2025 at 3:47am MDT