

# **\$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
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### **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	39
Zoning	Zone 60
HOA Fees	660
HOA Fees Freq.	Annually

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