

Courtesy Of Omar Abubaha Of Sable Realty

# \$1,449,900 - 25214 Coal Mine Road, Rural Sturgeon County

MLS® #E4428324

**\$1,449,900**

5 Bedroom, 4.50 Bathroom, 3,157 sqft  
Rural on 0.71 Acres

Greystone Manor, Rural Sturgeon County, AB

A stunning 4/5-bedroom walk-out bungalow with 5,490 sq.ft. backs onto a peaceful pond just minutes from the city. The grand foyer leads to an entertainer's dream layout with soaring ceilings, open spaces, massive windows, a built in main-floor speaker system and a 2-sided fireplace. The chef-inspired kitchen boasts custom cabinetry, granite, stainless steel, a gas stove, dual ovens, and a butler's pantry. Radiant heated floors run throughout. The main bedroom has a 2-sided fireplace, a 5-piece ensuite with one of two steam showers, a large walk-in closet, and deck access. The second bedroom, lofted above the quad garage, offers vaulted ceilings, a walk-in closet, an ensuite, and a private patio. The basement wows with hardwood, a wet bar, a rec area, two more bedrooms, and two additional baths (one featuring the second steam shower). The property has a boiler system and it also includes a water irrigation system for the frontyard and backyard! This home perfectly balances luxury and comfort – truly a 10+!

Built in 2008

## Essential Information

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Price	\$1,449,900
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,157
Acres	0.71
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	25214 Coal Mine Road
Area	Rural Sturgeon County
Subdivision	Greystone Manor
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A8

### **Amenities**

Features	Fire Pit, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 31st, 2025
Days on Market	11
Zoning	Zone 60
HOA Fees	250
HOA Fees Freq.	Annually

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Listing information last updated on April 11th, 2025 at 11:18am MDT