

# **\$2,299,000 - 247 25122 Sturgeon Road, Rural Sturgeon County**

MLS® #E4435507

**\$2,299,000**

5 Bedroom, 4.50 Bathroom, 2,714 sqft

Rural on 0.53 Acres

River's Gate, Rural Sturgeon County, AB

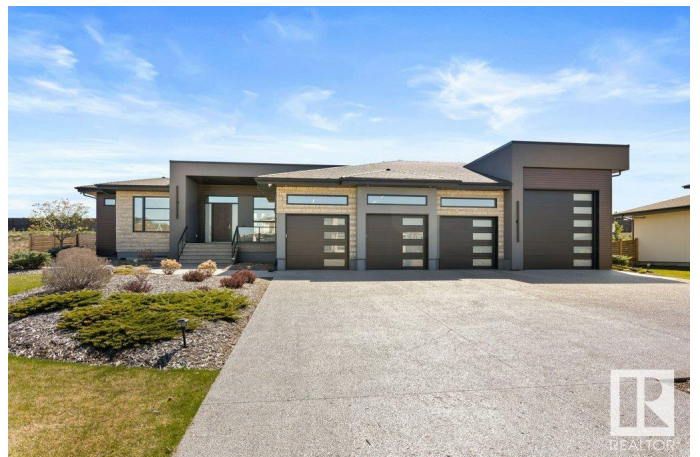
BREATHTAKING SHOWHOME in River's Gate – Sturgeon County's Only Gated Estate Community! This stunning great-room bungalow by Henderson Quality Building offers over 5000 SQFT of luxurious living space with a barrier-free layout & a 1600 SQFT 6-car garage with RV entrance. Features include custom millwork throughout, sun-drenched great room with stunning floor to ceiling feature fireplace, chef inspired kitchen with double quartz islands, floor-to-ceiling built-ins, Wolf & Sub-Zero appliances, & a butler's pantry. Includes 5 bedrooms: a resort-style primary suite with 2-sided fireplace & SPA INSPIRED EN-SUITE, main floor guest room with en-suite, lower bedrooms with Jack & Jill bathroom. Basement boasts glass stairwell, theater room with 12-ft screen, tiered seating, wet bars, games room, & more. Outside features \$200K in serenity landscaping package, covered BBQ center, EV charger, motorized blinds, smart home automation, & 9-camera security. Unmatched quality, design, and elegance! In a word SPECTACULAR

Built in 2017

## **Essential Information**

MLS® #

E4435507



Price	\$2,299,000
Bedrooms	5
Bathrooms	4.50
Full Baths	3
Half Baths	3
Square Footage	2,714
Acres	0.53
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	247 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, Ceiling 10 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Recreation Room/Centre, Sunroom, Wet Bar
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Gated Community, Golf Nearby, Landscaped, Park/Reserve, Ravine View

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	50
Zoning	Zone 60
HOA Fees	577.5
HOA Fees Freq.	Annually

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Listing information last updated on June 28th, 2025 at 4:32am MDT