

# **\$1,900,000 - 23022 Lamoureux Drive, Rural Sturgeon County**

MLS® #E4424543

**\$1,900,000**

3 Bedroom, 3.50 Bathroom, 6,315 sqft

Rural on 7.29 Acres

None, Rural Sturgeon County, AB

Welcome to your dream home in Sturgeon County!! The magnificent 3-bedroom + 2 den, 4-bathroom Estate boasts a spacious 6,300 Square feet of luxurious living space. Nestled on Lamoureux Drive, this fully finished unique masterpiece offers everything you desire. As you step inside, you will be greeted by stunning River Valley Views. This home is the ultimate relaxation destination. Sauna, currently covered pool with hot tub or use as current rec room off the billiards room to enjoy with family & friends. Elevator, laundry shoot, loft, and spiral stair case are just a few of the incredible features in this home. Beyond the main residence, this property features an impressive 8400 square-foot shop, perfect for your hobbies, business or storage needs. And lets not forget the breathtaking River Valley views in this idyllic location. This once-in-a-lifetime opportunity to own a property that combines luxury, comfort, and functionality all in one. Don't miss your chance to make this your forever home.

Built in 1972

## **Essential Information**

MLS® # E4424543

Price \$1,900,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 6,315                  |
| Acres          | 7.29                   |
| Year Built     | 1972                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 23022 Lamoureux Drive |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 2T2               |

### **Amenities**

|          |  |
|----------|--|
| Features | Air Conditioner, Ceiling 10 ft., Fire Pit, Front Porch, Hot Tub, Party Room, Pool-Indoor, R.V. Storage, Recreation Room/Centre, Sauna; Swirlpool; Steam, Vaulted Ceiling |
|----------|--|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                        |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas |
| Fireplace         | Yes                                     |
| Stories           | 4                                       |
| Has Basement      | Yes                                     |
| Basement          | Partial, Finished                       |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, River Valley View, River View, See Remarks |
| Construction      | Wood  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 7th, 2025  
Days on Market                93  
Zoning                              Zone 60

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