

# **\$1,500,000 - 112 Riverstone Drive, Rural Sturgeon County**

MLS® #E4436779

**\$1,500,000**

4 Bedroom, 2.50 Bathroom, 2,367 sqft

Rural on 0.54 Acres

Riverstone Pointe, Rural Sturgeon County, AB

Welcome to this beautiful custom built walk-out bungalow in the desirable community of Riverstone Pointe with a backyard Oasis!

Upon entry you will see gorgeous hardwood floors a grand foyer leading to the large living room full of windows, coffered ceiling & gas fireplace. In the dream kitchen, top of the line appliances, granite counter tops & butlers pantry leading to the formal dining room. The primary suite has sitting area, walk-in closet, gas fireplace with access to rear deck. The 5 Piece en-suite will wow including soaker tub, feature fireplace and steam shower. One additional bedroom, 2 piece bath & laundry room complete the main floor. The basement with in-floor heating perfect for entertaining, a wet bar, wine room, multi level seating theater room, sitting area w/ gas fireplace, 2 large bedrooms & 4 piece Jack & Jill bathroom. Walk out to your covered patio and enjoy the serene backyard with picturesque landscaping including the heated walkway to the Hot Tub. This is a must see property!

Built in 2010

## **Essential Information**

MLS® # E4436779

Price \$1,500,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,367
Acres	0.54
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	112 Riverstone Drive
Area	Rural Sturgeon County
Subdivision	Riverstone Pointe
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0B9

### **Amenities**

Features	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Sprinkler Sys-Underground, Vaulted Ceiling, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
----------	--

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, No Back Lane, Park/Reserve
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	24
Zoning	Zone 60
HOA Fees	522.9
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 8th, 2025 at 9:17am MDT