

# \$1,150,000 - 55023 Rge Road 254, Rural Sturgeon County

MLS® #E4449406

**\$1,150,000**

5 Bedroom, 3.00 Bathroom, 2,116 sqft

Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Experience peaceful country living with upscale comfort! Situated on 2.47 beautifully treed acres in Sturgeon County, this tastefully updated bungalow offers over 2,100 sq ft on the main floor plus a legal 1,850 sq ft basement suite—ideal for multigenerational living or supplemental income. The freshly renovated kitchen features quartz counters, a center island with bar seating, S/S appliances & a corner pantry, while the vaulted living room w/ a wood burning fireplace & elegant arched windows bring in natural light & picturesque views. The main level includes a large primary bedroom w/ a 4-pc ensuite, 2 additional bdrms, 4-pc bath & a bright south facing sunroom surrounded by windows. The basement adds 2 more bdrms, a 2nd kitchen & a massive rec room. Outside, a large 4+ car garage/shop with 10â€™™ doors & side kitchen provides all the room you need for toys, tools, or a home business + a greenhouse w/ heat & power. Minutes to St. Albert & Edmonton, this ideal property blends privacy, practicality & charm

Built in 1998

## Essential Information

MLS® # E4449406

Price \$1,150,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,116
Acres	2.47
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	55023 Rge Road 254
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0T2

### Amenities

Features	Off Street Parking, Ceiling 9 ft., Deck, Front Porch, Greenhouse, No Smoking Home, R.V. Storage, Sunroom, Vaulted Ceiling, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Treed Lot, Vegetable Garden, See Remarks, Partially Fenced
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025

Days on Market                5

Zoning                            Zone 70

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