# \$1,725,000 - 23022 Lamoureux Drive, Rural Sturgeon County

MLS® #E4424543

## \$1,725,000

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 \$1,725,000







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 242

Zoning Zone 60

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