

\$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

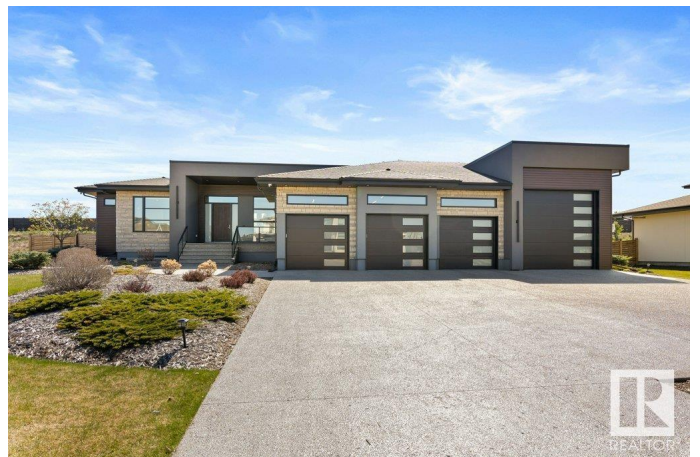
River's Gate, Rural Sturgeon County, AB

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 |
|----------|---|

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 | 56 |
| Zoning | Zone 60 |
| HOA Fees | 577.5 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 4th, 2025 at 3:47pm MDT