

# **\$816,900 - 241, 57303 Rge Rd 233, Rural Sturgeon County**

MLS® #E4439223

**\$816,900**

5 Bedroom, 3.00 Bathroom, 1,836 sqft

Rural on 2.67 Acres

Woodridge\_MSTU, Rural Sturgeon County, AB

This acreage will leave a lasting impression! Stunning 2011 Raised Bungalow w/a Walk-Out Basement on 2.67 acres located in Woodridge Estates, only 12mins N of Gibbons. 26x26 Attached Heated Garage w/ 15 1/2ft ceilings, mud room & storage room. An impressive main floor w/a grande open layout, vaulted ceilings, hardwood floors, modern glass railing & lots of natural light. Over 3000sq ft of living space & Central AC! The living room looks into the dream kitchen w/ granite counter tops, 36" gas stove, centre island w/ double sinks & eat-up bar. Large dining area w/ a garden door. 3 bedrooms, 4pc bath, private primary suite has a 6x10 walk-in closet, garden door, 5pc ensuite, deep soaker tub/double sinks. Finished walk-out basement offers 2 more BR, 4pc bath, laundry room w/ cabinets/counter top/sink/extra storage. Enjoy the large rec room for entertaining with a Dry Bar. Plus a 36x22 Heated Shop, 2 Overhead Doors. Incredible treed yard, private walking trails, raised gardens, sheds, invisible dog fence etc.

Built in 2011

## **Essential Information**

MLS® #                      E4439223



|                |                        |
|----------------|------------------------|
| Price          | \$816,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,836                  |
| Acres          | 2.67                   |
| Year Built     | 2011                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 241, 57303 Rge Rd 233 |
| Area        | Rural Sturgeon County |
| Subdivision | Woodridge_MSTU        |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1N6               |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Bar, Fire Pit, Front Porch, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling |
|----------|--|

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Treed Lot, Vegetable Garden |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed May 29th, 2025

Days on Market 66

Zoning Zone 60

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 August 3rd, 2025 at 11:47am MDT