

# **\$1,449,500 - 131 24203 Twp Road 554, Rural Sturgeon County**

MLS® #E4446091

**\$1,449,500**

5 Bedroom, 3.50 Bathroom, 3,285 sqft

Rural on 1.67 Acres

Namao Ridge Estates, Rural Sturgeon County, AB

Welcome to Namao Ridge! This custom-built bungalow, situated on 1.67 acres, offers upscale living with unparalleled privacy. A dramatic curved staircase set against a stone feature wall, tray ceilings, and wall-to-wall windows elevate the open-concept main level. Enjoy a chef-inspired kitchen with rich cabinetry, granite countertops, and premium appliances, open to the living and dining areas, featuring a striking stone fireplace. The main floor includes the spacious primary suite, a second bedroom, and a formal dining room with architectural detailing. Downstairs features 3 bedrooms, a full bath, a half bath, a home gym, and a spacious rec room with room for a pool table. The show-stopping bar includes custom cabinetry, tile backsplash, and seating. A dedicated theatre room above the 4-car garage is perfect for movie nights. The 1,824sqft heated shop is finished with power, making it ideal for trades, storage, or your dream workspace. A covered patio and mature trees round out this exceptional property.

Built in 2012

## **Essential Information**



MLS® #	E4446091
Price	\$1,449,500
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,285
Acres	1.67
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	131 24203 Twp Road 554
Area	Rural Sturgeon County
Subdivision	Namoo Ridge Estates
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1X9

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Exercise Room, Hot Water Tankless, Wet Bar, Workshop, See Remarks
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs    Onto    Park/Trees,    Cul-De-Sac,    Flat    Site,    Golf    Nearby,

Landscaped, Level Land, Not Fenced, Private Setting, Ravine View,  
Treed Lot

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 5th, 2025

Days on Market 60

Zoning Zone 60

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Listing information last updated on September 3rd, 2025 at 4:02pm MDT