

Courtesy Of Abe Sleiman Of Royal Lepage Arteam Realty

# \$2,450,000 - 4 54513 Rge Rd 251, Rural Sturgeon County

MLS® #E4449185

**\$2,450,000**

5 Bedroom, 7.00 Bathroom, 4,321 sqft  
Rural on 1.40 Acres

Green Acres\_MSTU, Rural Sturgeon County,  
AB

Custom Designed Executive Home.  
Spectacular, 2-storey fully developed. Grand foyer, formal living & dining rms, open flr plan. Features 10'™ tall ceilings on main & bsmnt, 20'™ vaulted great rm, wide open spaces, & large windows w/ ample natural light. Chef inspired kitchen features rich cabinetry, granite, SS appliances, gas stove, dual wall-ovens, grand island, & huge pantry w/ 2nd side x side fridge/freezer. Office, guest bdrm and 4-pce bath complete the main flr. Primary bdrm boasts large walk-in with built-in cabinetry & luxurious 5-pce ensuite. 3 additional bdrms, 2 full baths, laundry rm w/ dual washer/dryer, & bonus rm close-out the 2nd floor! Bsmnt boasts a full kitchen, family rm, bdrm, lrg 6-pce bath, theatre & sauna. Numerous upgrades. Manicured 1.4 acre lot, fully landscaped & fenced w/ poured concrete driveway throughout. Plenty of parking and storage, 4-car attach garage PLUS a massive 3100sqft shop w/18ft ceilings & its own 4-pce bath AND a 400sqft suite on 2nd level. PROPERTY IS A MUST SEE

Built in 2017

## Essential Information



MLS® #	E4449185
Price	\$2,450,000
Bedrooms	5
Bathrooms	7.00
Full Baths	7
Square Footage	4,321
Acres	1.40
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4 54513 Rge Rd 251
Area	Rural Sturgeon County
Subdivision	Green Acres_MSTU
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A7

### Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Guest Suite, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, R.V. Storage, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Walk-up Basement, Wet Bar, Workshop, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf

Nearby, Landscaped, Low Maintenance Landscape

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 23rd, 2025

Days on Market 9

Zoning Zone 60

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Listing information last updated on August 1st, 2025 at 1:48pm MDT