

\$868,900 - 9 25415 Hwy 37, Rural Sturgeon County

MLS® #E4449972

\$868,900

4 Bedroom, 3.50 Bathroom, 2,070 sqft

Rural on 2.55 Acres

Terrault Estate, Rural Sturgeon County, AB

Prime location just minutes north of St. Albert and next to Terrae Pines Golf Course—drive your golf cart right over for a round! This private, original owner, fully treed 2.5+ acre property offers the perfect blend of country living and city convenience. The spacious custom bungalow features 4 bedrooms, 3.5 baths, a second kitchen and separate living area on the main floor with a separate entrance on the interior, and one to the exterior - perfect for an extended family! The main kitchen boasts maple cabinets and stainless steel appliances, hardwood floors in the living room. The primary bedroom offers a full ensuite and walk in closet. Fully finished basement with 2 bedrooms, a flex room/office, and full bath. Triple attached garage, large garden area, and very private yard complete this exceptional property.

Built in 2001

Essential Information

MLS® #	E4449972
Price	\$868,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,070



Acres	2.55
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9 25415 Hwy 37
Area	Rural Sturgeon County
Subdivision	Terrault Estate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0C6

Amenities

Features	Bar, Deck, Fire Pit
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 27th, 2025
Days on Market	5
Zoning	Zone 70

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