

\$1,399,995 - 209 54302 Rge Road Road, Rural Sturgeon County

MLS® #E4458379

\$1,399,995

4 Bedroom, 2.50 Bathroom, 2,265 sqft

Rural on 0.50 Acres

Tuscany Hills_MSTU, Rural Sturgeon County, AB

Experience this custom built bungalow w no expenses spared & no neighbours behind you. Located within Tuscany Hills, situated on a 1/2 acre lot in private location. Main floor features 12 ft ceilings w impressive floor to ceiling stone fireplace in living room w custom built-ins throughout. A chefs dream kitchen w stainless steel custom listello accent backsplash, high end appliances, 2 tone cabinets, butlers pantry w coffee station & functional 10 ft island. Impressive main floor den w large windows & stunning primary bedroom w massive walk-in closets, full en-suite w custom steam shower, double sinks & more. Impressive basement w in-floor heating, 9 ft ceilings, theatre room, 3 bedrooms, full bathroom, wet bar, work out room. This heated 5 car garage feats; epoxy floor, hot/cold taps, dual entrance w estate driveway & more. Exterior features incl; Gemstone lighting throughout, oversized deck w stone walk way to firepit area, Custom storage shed & the list goes. To many features to list.

Built in 2016

Essential Information

MLS® #

E4458379



Price	\$1,399,995
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,265
Acres	0.50
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	209 54302 Rge Road Road
Area	Rural Sturgeon County
Subdivision	Tuscany Hills_MSTU
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0C9

Amenities

Features	See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed September 18th, 2025

Days on Market 1

Zoning Zone 60

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Listing information last updated on September 19th, 2025 at 12:02am MDT