

# \$1,228,800 - 83 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4419560

**\$1,228,800**

4 Bedroom, 4.00 Bathroom, 2,903 sqft

Rural on 0.19 Acres

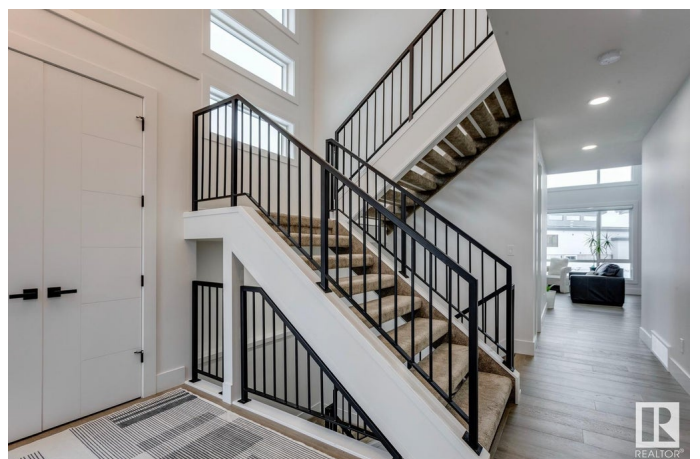
River's Gate, Rural Sturgeon County, AB

## LUXURY EXECUTIVE ESTATE HOME!

Located in the exclusive gated community of River's Gate in the Sturgeon River Valley, this premium 2 storey home is GORGEOUS! The superior custom finishings and attention to detail are evident as soon as you step inside. Featuring 4 bedrooms, 5 baths & over 4100 sq.ft of designer living space. The main level opens to a magnificent great room with 20 ft open to below ceilings, the gourmet chef's kitchen is stunning, featuring a wall of windows, fabulous views, high end professional grade appliances, custom cabinetry, massive island & walk through butler's pantry. The upper level has a primary bedroom with a 5 piece luxurious ensuite, 2 additional bedrooms with a Jack & Jill bathroom & fully fitted laundry room. The basement has its own movie theatre, cigar bar, another bedroom and bath. The picturesque exterior has an east facing yard with covered deck & heated quad garage with taps & coated floor. Located next to the Sturgeon Valley Golf & Country Club - SIMPLY STUNNING!

Built in 2023

## Essential Information



MLS® #	E4419560
Price	\$1,228,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,903
Acres	0.19
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	83 25122 Sturgeon Road
Area	Rural Sturgeon County
Subdivision	River's Gate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1S6

### Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sauna; Swirlpool; Steam, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	10

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting, River View, Shopping Nearby, See Remarks, Street Lighting
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 29th, 2025
Days on Market	80
Zoning	Zone 60
HOA Fees	760
HOA Fees Freq.	Annually

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Listing information last updated on April 19th, 2025 at 11:02am MDT