

Courtesy Of Omar Abubaha Of Sable Realty

\$1,499,990 - 25214 Coal Mine Road, Rural Sturgeon County

MLS® #E4428324

\$1,499,990

5 Bedroom, 4.50 Bathroom, 3,157 sqft
Rural on 0.71 Acres

Greystone Manor, Rural Sturgeon County, AB

A stunning 4/5-bedroom walk-out bungalow with 5,490 sq.ft. backs onto a peaceful pond just minutes from the city. The grand foyer leads to an entertainer's dream layout with soaring ceilings, open spaces, massive windows, a built in main-floor speaker system and a 2-sided fireplace. The chef-inspired kitchen boasts custom cabinetry, granite, stainless steel, a gas stove, dual ovens, and a butler's pantry. Radiant heated floors run throughout. The main bedroom has a 2-sided fireplace, a 5-piece ensuite with one of two steam showers, a large walk-in closet, and deck access. The second bedroom, lofted above the quad garage, offers vaulted ceilings, a walk-in closet, an ensuite, and a private patio. The basement wows with hardwood, a wet bar, a rec area, two more bedrooms, and two additional baths (one featuring the second steam shower). The property has a boiler system and it also includes a water irrigation system for the frontyard and backyard! This home perfectly balances luxury and comfort – truly a 10+!

Built in 2008

Essential Information

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Price	\$1,499,990
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,157
Acres	0.71
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	25214 Coal Mine Road
Area	Rural Sturgeon County
Subdivision	Greystone Manor
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A8

Amenities

Features	Fire Pit, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 31st, 2025
Days on Market	7
Zoning	Zone 60
HOA Fees	250
HOA Fees Freq.	Annually

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