

Courtesy Of Marlise Alves and Paul E Paiva Of Real Broker

# \$1,275,000 - 82 24528 Sturgeon Road, Rural Sturgeon County

MLS® #E4428448

**\$1,275,000**

3 Bedroom, 4.00 Bathroom, 4,703 sqft

Rural on 0.89 Acres

Allin Ridge Estate, Rural Sturgeon County, AB

Where timeless elegance meets modern luxury offering over 4,700 sq. ft. of elegant living space, this custom built two-storey home features a grand foyer with an indoor fountain, leading to a chef inspired cherry wood kitchen, formal dining room, and inviting entertaining areas. Upstairs, you will be welcomed by an impressive office space overlooking the main floor fountain, two generous size bedrooms and a show stopping 1,000 sq. ft. primary suite that will not disappoint. Additional highlights include heated floors on every level, Central Air-Conditioning, Crown moldings, a Napoleon Tureen gas fireplace, and European tile and stone accents. Nestled on a private 0.89-acre lot, this home offers serene green space, an additional workshop, a gazebo with a fire pit, and an elevated deck. The 1,700 sq. ft. walkout basement is partially finished, ready for your personal touch. This is more than just a house - it's your forever home.

Built in 2006

## Essential Information

MLS® #	E4428448
Price	\$1,275,000
Bedrooms	3
Bathrooms	4.00



Full Baths	4
Square Footage	4,703
Acres	0.89
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	82 24528 Sturgeon Road
Area	Rural Sturgeon County
Subdivision	Allin Ridge Estate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A1

### **Amenities**

Features Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Gazebo, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Walkout Basement, Workshop, Natural Gas BBQ Hookup

Parking Spaces 10

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 1st, 2025

Days on Market 8

Zoning Zone 60

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