

# **\$1,450,000 - 25214 Coal Mine Road, Rural Sturgeon County**

MLS® #E4431475

**\$1,450,000**

4 Bedroom, 3.50 Bathroom, 2,440 sqft

Rural on 0.50 Acres

Greystone Manor, Rural Sturgeon County, AB

EQUISITE DESIGN & LUXURY FINISHES THROUGHOUT. Welcome to highly sought after GREYSTONE MANOR & set your sites on YOUR DREAM HOME. STUNNING WALKOUT BUNGALOW w/over 4750 sq ft of livable space, tucked away in BREATHTAKING acreage-like setting. FULLY DEVELOPED BASEMENT (Rec Room/FULL BAR/2bdms/4pc bath/theatre/gym/custom wine servery). OVERSIZED TRIPLE CAR GARAGE w/drains, electric plug-in, polyaspartic floor coating & overhead to back yard. Updates include newer washer, dryer, dishwasher, boiler system & water irrigation system. Rich finishes throughout include, hardwood floors, crown molding, stone feature wall & gas F/P, pot lights, iron spindled railing, oversized ceramic tiles & windows for myriad of natural light. Kitchen of distinction boasts incredible espresso cabinetry, upscale SS appliances w/gas cooktop & built-in oven/microwave, large eat-on centre island w/pendant lighting, quartz countertops, jaw dropping walk-thru pantry/laundry/mudroom & access to balcony with remarkable picturesque views.

Built in 2012

## **Essential Information**



MLS® #	E4431475
Price	\$1,450,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,440
Acres	0.50
Year Built	2012
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	Air Conditioner, Bar, Deck, Detectors Smoke, Fire Pit, Hot Water Electric, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	5
Zoning	Zone 60
HOA Fees	250
HOA Fees Freq.	Annually

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Listing information last updated on April 22nd, 2025 at 4:47pm MDT