

# **\$649,000 - 76 54519 Rge Road 273, Rural Sturgeon County**

MLS® #E4430660

**\$649,000**

4 Bedroom, 2.00 Bathroom, 2,572 sqft

Rural on 1.32 Acres

Shil Shol Estate, Rural Sturgeon County, AB

Best location to own a acreage & commute!  
Tree lined road welcome's you home to this Custom Built stunning Log home on 1.32 acres offers charm, extremely private backing onto River. Floor-to-vaulted ceiling windows illuminate the open-concept! Huge Living room area with the warmth of a corner floor to ceiling wood-burning Stove. Primary bedroom, vaulted, ensuite w/ tub, private balcony, walk-in closet. Additional living space including three big bedrooms, main bath, a solarium w/ a French door to front deck, plus a cozy family room. Kitchen, stainless steel appliances, island, countertop stove, lots of cabinet space, eating nook, door to back deck. Step outside, massive front south facing deck, aggerate patio, surrounded by mature trees, Gazebo & hot tub, Gas BBQ back deck, completely landscaped, Green House. Lower yard, fenced garden, enjoy a evening fire overlooking Sturgeon River. The attached triple Tandem garage & a 30x37/heated detached shop/garage. Paved driveway! Private & Tranquil property!

Built in 1993

## **Essential Information**

MLS® #                      E4430660



Price	\$649,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,572
Acres	1.32
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	76 54519 Rge Road 273
Area	Rural Sturgeon County
Subdivision	Shil Shol Estate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1X7

### Amenities

Features	Deck, Detectors Smoke, Open Beam, Patio, R.V. Storage, Wet Bar, Workshop
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Log
Exterior Features	Airport Nearby, Landscaped, Level Land, Private Setting, River View, Rolling Land, Schools, Treed Lot, Vegetable Garden, See Remarks
Lot Description	73.1 x 56
Construction	Log

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 12th, 2025

Days on Market                25

Zoning                            Zone 70

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