

\$870,000 - 15 54220 Rge Rd 250, Rural Sturgeon County

MLS® #E4438402

\$870,000

4 Bedroom, 3.00 Bathroom, 1,621 sqft

Rural on 1.64 Acres

North Point, Rural Sturgeon County, AB

Acreage living minutes from the city - the best of both worlds! This 4 bdrm + den bungalow sits on 1.64 acres treed lot in an exclusive subdivision. Complete privacy in a serene setting! Soaring vaulted ceilings & large windows look out into the backyard abyss as it backs onto acres of crown land; enjoy amazing sunset views from your west-facing living room & 2 decks. Open concept main floor offers a bright living room w/ gas fireplace; kitchen w/ eating bar, granite counters & s/s appliances; main bedroom offers large walk-in closet, double-sided fireplace & ensuite walking out to own private deck; 2nd bdrm, office & 2nd full bath finishes off this level. Finished basement offers rec room w/ wet bar, 2 bdrms, full bath & laundry room. Other features include: attached triple garage (heated), hardwood floors, new carpet/laminate, A/C, RV parking, fire pit, fenced-in dog run. Septic w/ new lining and cleaned. Located just East of St. Albert & North of Edmonton w/ convenient access to the Anthony Henday.

Built in 1996

Essential Information

MLS® # E4438402

Price \$870,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,621
Acres	1.64
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	15 54220 Rge Rd 250
Area	Rural Sturgeon County
Subdivision	North Point
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0B4

Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Dog Run-Fenced In, Exterior Walls- 2"x6", Fire Pit, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, See Remarks
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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
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Landscaped, Level Land, No Through Road, Paved Lane, Picnic Area, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed May 24th, 2025
Days on Market 5
Zoning Zone 60

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