

# **\$1,979,000 - 7 24524 Twp Rd 544, Rural Sturgeon County**

MLS® #E4430376

**\$1,979,000**

5 Bedroom, 5.00 Bathroom, 4,212 sqft

Rural on 0.49 Acres

Crossing At River's Edge, Rural Sturgeon County, AB

MODERN LUXURY MEETS NATURE IN THE CROSSING AT RIVERS EDGE in this custom Viga Developments walk-out Bungalow with 7,400+ sq.ft. of custom living space. Set on a 0.49-acre RAVINE lot backing the Sturgeon River Valley, this stunning walkout offers 5 beds, 4 full + 2 half baths & a private upper-level suite with separate HVAC. Control4 automation, triple-glazed windows, EIFS stucco, in-floor heating, & 10' ceilings. The main living area features soaring 14 FT. RUSTIC WOOD BEAM CEILINGS, a custom glass feature wall, SPA LIKE PRIMARY BERDOOM RETREAT, chef's kitchen boasting a 36" dual-fuel range, professional series appliances, dual garburators, built-in buffet, & wine fridge. Entertain in the enclosed sunroom, basement bar with kegerator, wine room, & gym. The 1,450 sq.ft. heated triple garage includes polyaspartic floor system. Professionally landscaped with LED lighting, 8-zone irrigation, Wi-Fi lit firepit & insulated shed. A one-of-a-kind blend of smart technology, luxury design, and natural beauty



Built in 2013

## **Essential Information**

MLS® #	E4430376
Price	\$1,979,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	4,212
Acres	0.49
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7 24524 Twp Rd 544
Area	Rural Sturgeon County
Subdivision	Crossing At River's Edge
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8N 1M9

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Fire Pit, Hot Tub, Patio, Sprinkler Sys-Underground, Sunroom, Walkout Basement, Wall Unit-Built-In, Wet Bar, See Remarks, 9 ft. Basement Ceiling
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### Interior

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

### Exterior

Exterior	Wood
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, River Valley View, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	20
Zoning	Zone 60

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Listing information last updated on April 30th, 2025 at 11:32pm MDT