

# **\$1,088,000 - 55023 Rge Road 254, Rural Sturgeon County**

MLS® #E4449406

**\$1,088,000**

5 Bedroom, 3.00 Bathroom, 2,116 sqft

Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Experience peaceful country living with upscale comfort! Situated on 2.47 beautifully treed acres in Sturgeon County, this tastefully updated bungalow offers over 2,100 sq ft on the main floor plus a legal 1,850 sq ft basement suite—ideal for multigenerational living or supplemental income. The freshly renovated kitchen features quartz counters, a center island with bar seating, S/S appliances & a corner pantry, while the vaulted living room w/ a wood burning fireplace & elegant arched windows bring in natural light & picturesque views. The main level includes a large primary bedroom w/ a 4-pc ensuite, 2 additional bdrms, 4-pc bath & a bright south facing sunroom surrounded by windows. The basement adds 2 more bdrms, a 2nd kitchen & a massive rec room. Outside, a large 4+ car garage/shop with 10' doors & side kitchen provides all the room you need for toys, tools, or a home business + a greenhouse w/ heat & power. Minutes to St. Albert & Edmonton, this ideal property blends privacy, practicality & charm

Built in 1998

## **Essential Information**

MLS® # E4449406

Price \$1,088,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,116                  |
| Acres          | 2.47                   |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 55023 Rge Road 254    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8T 0T2               |

### Amenities

|          |                                                                                                                                                  |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Off Street Parking, Ceiling 9 ft., Deck, Front Porch, Greenhouse, No Smoking Home, R.V. Storage, Sunroom, Vaulted Ceiling, Workshop, See Remarks |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Treed Lot, Vegetable Garden, See Remarks, Partially Fenced |
| Construction      | Wood                                                                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025

Days on Market                73

Zoning                            Zone 70

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Listing information last updated on October 5th, 2025 at 6:47pm MDT