

\$899,000 - 84 54519 Rge Road 272, Rural Sturgeon County

MLS® #E4451116

\$899,000

4 Bedroom, 2.50 Bathroom, 2,583 sqft

Rural on 1.03 Acres

Shil Shol Estate, Rural Sturgeon County, AB

Private treed acreage with custom built 1 1/2 storey home backing onto Sturgeon River. Curb appeal galore from the gate leading to a circular paved driveway. Open plan kitchen, living & dining areas with custom engineered masonry 2 way wood fireplace. Main floor Master bedroom has 5pc ensuite, walk in closet and access to sunroom or front porch. Sunroom has access from living room, master ensuite and access to back deck with hot tub & outdoor kitchen. Laundry room located off kitchen leads into the 3 car heated garage that is radiant heated, hot/cold water, sumps, cabinetry a mechanic would love and even a built in doghouse. Lower level has family room with gas fireplace, wet bar with loads of cabinetry, bedroom, gym & storage with built in gun cabinet/safe. Added features include 24x16 shop with 22v & overhead door, (2) storage sheds (1 with power), playstructure with rubber chip, 2 septic fields, UV filter & more! All on pavement.

Built in 2001

Essential Information

MLS® # E4451116

Price \$899,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,583
Acres	1.03
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	84 54519 Rge Road 272
Area	Rural Sturgeon County
Subdivision	Shil Shol Estate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 0J0

Amenities

Features	Deck, Fire Pit, Front Porch, Gazebo, Hot Tub, Hot Water Instant, Hot Water Natural Gas, R.V. Storage, Secured Parking, Skylight, Vaulted Ceiling, Wet Bar, Workshop, 9 ft. Basement Ceiling
Parking Spaces	6

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, River Valley View, River View, Schools, Shopping Nearby, Treed Lot, Waterfront Property, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
Days on Market	36
Zoning	Zone 70

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