

# **\$1,399,900 - 30 Edinburgh Road, Rural Sturgeon County**

MLS® #E4452525

**\$1,399,900**

5 Bedroom, 2.50 Bathroom, 2,759 sqft

Rural on 0.68 Acres

Allin Ridge Estate, Rural Sturgeon County, AB

GORGEOUS Executive walk-out bungalow by Heredity Homes in prestigious Allin Ridge â€”just 5 min to St. Albert & minutes to the Anthony Henday. This 2,759 sq ft LUXURY home on 0.68 acres features a heated triple oversized garage & in-floor heating throughout. The main floor offers a luxurious primary suite w/ new ensuite, steam shower, soaker tub, completed with a fabulous custom walk-in closet. Look out into your private dream yard in this gourmet kitchen with a large island & built-in breakfast nook. The great room features a stunning stone wall w/ a wood fireplace & 3 patio doors onto the deck to enjoy the beauty of the yard. Additionally you'll find a formal dining room, den, & laundry. The bight walk-out lower level boasts 3 spacious bdrms, 4-pc bath, theatre room, rec room with pool table & gas fireplace, wet bar, wine room, and abundant storage with 2 furnaces & 2 A/Cs. Step into the outside oasis and find a new vinyl deck, hot tub, irrigation, fire pit & pond. This AMAZING property has it all!

Built in 2001

## **Essential Information**

MLS® #	E4452525
Price	\$1,399,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,759
Acres	0.68
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	30 Edinburgh Road
Area	Rural Sturgeon County
Subdivision	Allin Ridge Estate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A1

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Patio, Walkout Basement, Wet Bar
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 12th, 2025
Days on Market	3
Zoning	Zone 60
HOA Fees	480
HOA Fees Freq.	Annually

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Listing information last updated on August 15th, 2025 at 12:03pm MDT