# \$2,499,900 - 212 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4443444

## \$2,499,900

5 Bedroom, 4.00 Bathroom, 3,050 sqft Rural on 0.52 Acres

River's Gate, Rural Sturgeon County, AB

**MOSAIC CRAFTED - LUXURIOUS EXECUTIVE BUNGALOW** in prestigious Rivers Gate features over 5400 sqft of DESIGN EXCELLENCE. The open-concept design features soaring 20' ceilings, custom millwork, sun-drenched great room with floor-to-ceiling windows & feature gas fireplace. The chef's kitchen offers quartz counters, professional series stainless steel appliances, custom cabinetry & a walk-through pantry. The primary suite is pure luxury, with a spa-like ensuite featuring a soaker tub, dual vanities, an expansive walk-in shower & custom closet. A second bedroom with a 4-pc ensuite, laundry, mudroom and executive loft complete the main. The finished basement offers 2 bedrooms, Jack-and-Jill bath, gym, huge family room with wet bar, 2-pc bath & ample storage. Radiant in-floor heating ensures year-round comfort. Spectacular landscaping, tiered patios & the enclosed lounging deck complement the oversized quad garage with EV charger & workshop. Unparalleled elegance conveniently located between St Albert & Edmonton







Built in 2015

#### **Essential Information**

MLS® # E4443444

Price \$2,499,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 2

Square Footage 3,050

Acres 0.52

Year Built 2015

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 212 25122 Sturgeon Road

Area Rural Sturgeon County

Subdivision River's Gate

City Rural Sturgeon County

County ALBERTA

Province AB

Postal Code T8T 1S6

# **Amenities**

Features Air Conditioner, Closet Organizers, Dog Run-Fenced In, Exercise Room,

Exterior Walls- 2"x6", Fire Pit, Sprinkler Sys-Underground, Sunroom,

Vaulted Ceiling, Wet Bar, HRV System, 9 ft. Basement Ceiling

#### 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 Gated Community, Golf Nearby, Landscaped

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 132

Zoning Zone 60

HOA Fees 660

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 7:17pm MDT