

# **\$1,699,900 - 100 54302 Rge Road 250, Rural Sturgeon County**

MLS® #E4445176

**\$1,699,900**

6 Bedroom, 6.50 Bathroom, 4,439 sqft

Rural on 0.50 Acres

Tuscany Hills\_MSTU, Rural Sturgeon County, AB

Nestled on a half-acre lot less than 5 minutes from Edmonton, this 6-bedroom, 7-bathroom home offers over 4,000 square feet of elegance and luxury. Soaring ceilings, rich hardwood floors, and an open-concept design flows seamlessly and is crafted with beautifully appointed finishes. The gourmet kitchen features granite countertops, gas cooktop and double islands. Access the deck off the kitchen or the main floor bedroom, complete with a walk in closet and ensuite. A sitting area, formal dining, walk thru pantry and laundry room finish the main floor. Upstairs, is a bonus room, 2 generously sized bedrooms and a 4 piece bath. The primary bedroom offers a private retreat, a luxurious en-suite features a jacuzzi tub, dual vanities, and a spacious walk-in closet. The walkout basement is perfect for entertaining with a wet bar, a bedroom with an ensuite, an additional bedroom and bathroom. The impressive 4-car garage features in floor heat. One bay features a spice kitchen, patio screen and a 3 piece bathroom.

Built in 2010

## **Essential Information**



MLS® #	E4445176
Price	\$1,699,900
Bedrooms	6
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	4,439
Acres	0.50
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	100 54302 Rge Road 250
Area	Rural Sturgeon County
Subdivision	Tuscany Hills_MSTU
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0C9

### **Amenities**

Features	Air Conditioner, Closet Organizers, Deck, Wet Bar
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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
Exterior Features	Corner Lot, Golf Nearby, No Back Lane, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 1st, 2025  
Days on Market        55  
Zoning                    Zone 60

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