

\$1,228,800 - 83 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4419560

\$1,228,800

4 Bedroom, 4.00 Bathroom, 2,903 sqft

Rural on 0.19 Acres

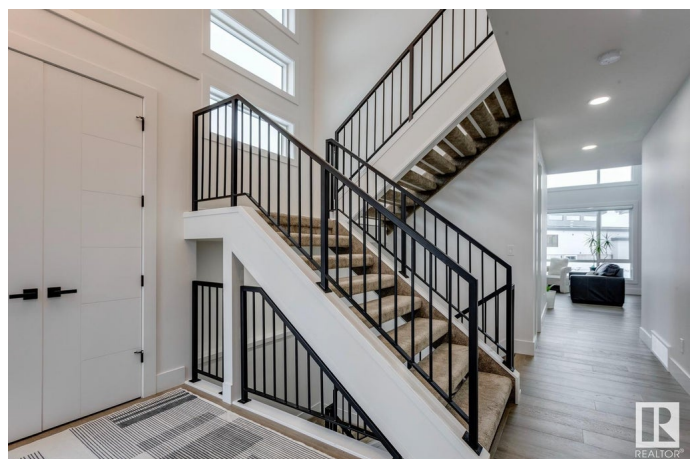
River's Gate, Rural Sturgeon County, AB

LUXURY EXECUTIVE ESTATE HOME!

Located in the exclusive gated community of River's Gate in the Sturgeon River Valley, this premium 2 storey home is GORGEOUS! The superior custom finishings and attention to detail are evident as soon as you step inside. Featuring 4 bedrooms, 5 baths & over 4100 sq.ft of designer living space. The main level opens to a magnificent great room with 20 ft open to below ceilings, the gourmet chef's kitchen is stunning, featuring a wall of windows, fabulous views, high end professional grade appliances, custom cabinetry, massive island & walk through butler's pantry. The upper level has a primary bedroom with a 5 piece luxurious ensuite, 2 additional bedrooms with a Jack & Jill bathroom & fully fitted laundry room. The basement has its own movie theatre, cigar bar, another bedroom and bath. The picturesque exterior has an east facing yard with covered deck & heated quad garage with taps & coated floor. Located next to the Sturgeon Valley Golf & Country Club - SIMPLY STUNNING!

Built in 2023

Essential Information



MLS® #	E4419560
Price	\$1,228,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,903
Acres	0.19
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	83 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, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sauna; Swirlpool; Steam, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	10

Interior

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

Exterior

Exterior	Wood
Exterior Features	Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting, River View, Shopping Nearby, See Remarks, Street Lighting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 29th, 2025
Days on Market	80
Zoning	Zone 60
HOA Fees	760
HOA Fees Freq.	Annually

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Listing information last updated on April 19th, 2025 at 11:32am MDT