

# **\$1,449,900 - 25214 Coal Mine Road, Rural Sturgeon County**

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MLS® #E4428324

**\$1,449,900**

5 Bedroom, 4.50 Bathroom, 3,157 sqft

Rural on 0.71 Acres

Greystone Manor, Rural Sturgeon County, AB

This stunning 4/5-bedroom walk-out bungalow with 5,490 sq.ft. backs onto a peaceful pond, just minutes from the city. Featuring a grand foyer, soaring ceilings, open spaces, and massive windows, it's perfect for entertaining. The chef-inspired kitchen offers custom cabinetry, granite, stainless steel, a gas stove, dual ovens, and a butler's pantry. Radiant heated floors throughout, a 2-sided fireplace, and a built-in speaker system enhance the ambiance. The main bedroom features a 2-sided fireplace, a 5-piece ensuite with steam shower, a large walk-in closet, and deck access. The second bedroom, above the garage, has vaulted ceilings, a walk-in closet, ensuite, and private patio. The basement includes hardwood floors, a wet bar, rec area, 2 bedrooms, and 2 baths, including the second steam shower. Upgrades include new stucco, repainted exterior, hardwood floors, New HVAC system, and landscaping + many more! It also has a boiler system and water irrigation system for both front and back yards.

Built in 2008

## **Essential Information**

MLS® #

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Price	\$1,449,900
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,157
Acres	0.71
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	25214 Coal Mine Road
Area	Rural Sturgeon County
Subdivision	Greystone Manor
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A8

### Amenities

Features	Fire Pit, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 31st, 2025
Days on Market	32
Zoning	Zone 60
HOA Fees	250
HOA Fees Freq.	Annually

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