

# **\$1,750,000 - 54313 Rge Road 11, Rural Sturgeon County**

MLS® #E4437353

**\$1,750,000**

3 Bedroom, 3.50 Bathroom, 2,907 sqft

Rural on 39.38 Acres

None, Rural Sturgeon County, AB

Once in a lifetime a home like this presents itself to the market. A truly stunning & detailed estate awaits for you to experience and is sitting on a picturesque & private 39 acres in Sturgeon County. With over 2,900 sqft of living space, this ranch style bungalow exudes class, sophistication & charm with numerous entertaining areas. Some of the numerous upgrades include in floor heat in the home, newer boiler - washer/dryer & dishwasher, the o/s triple garage w/ oversized doors & the guest house, fireplace heating throughout the duct work in the main home, tankless hot water heater, 9 & 12ft ceilings which allow TONS of natural light, insulated interior walls, granite counters & high end appliances. The 30x30 guest home can easily be turned back into a garage & also features a 3pce bath, kitchen & its own septic tank. The 1,900sqft shop is meticulous & is the perfect set up for a business. All of this & so much more awaits you and your family.

Built in 2009

## **Essential Information**

MLS® #	E4437353
Price	\$1,750,000
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,907
Acres	39.38
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	54313 Rge Road 11
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 0K7

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Gazebo, Guest Suite, Hot Water Tankless, Patio, R.V. Storage, Vinyl Windows, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 19th, 2025

Days on Market 96

Zoning Zone 70

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