

## \$839,900 - 9 25415 Hwy 37, Rural Sturgeon County

MLS® #E4449972

**\$839,900**

4 Bedroom, 3.50 Bathroom, 2,070 sqft

Rural on 2.55 Acres

Terrault Estate, Rural Sturgeon County, AB

Prime location just minutes north of St. Albert and next to Terrae Pines Golf Course—drive your golf cart right over for a round! This private, original owner, fully treed 2.5+ acre property offers the perfect blend of country living and city convenience. The spacious custom bungalow features 4 bedrooms, 3.5 baths, a second kitchen and separate living area on the main floor with a separate entrance on the interior, and one to the exterior - perfect for an extended family! The main kitchen boasts maple cabinets and stainless steel appliances, hardwood floors in the living room. The primary bedroom offers a full ensuite and walk in closet. Fully finished basement with 2 bedrooms, a flex room/office, and full bath. Triple attached garage, large garden area, and very private yard complete this exceptional property.

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449972  |
| Price          | \$839,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,070     |



|            |                        |
|------------|------------------------|
| Acres      | 2.55                   |
| Year Built | 2001                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9 25415 Hwy 37        |
| Area        | Rural Sturgeon County |
| Subdivision | Terrault Estate       |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8T 0C6               |

### Amenities

|          |                     |
|----------|---------------------|
| Features | Bar, Deck, Fire Pit |
|----------|---------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood                                      |
| Exterior Features | Golf Nearby, Landscaped, Vegetable Garden |
| Construction      | Wood                                      |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 70         |

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