

\$1,399,900 - 30 Edinburgh Road, Rural Sturgeon County

MLS® #E4452525

\$1,399,900

5 Bedroom, 2.50 Bathroom, 2,759 sqft

Rural on 0.68 Acres

Allin Ridge Estate, Rural Sturgeon County, AB

GORGEOUS Executive walk-out bungalow by Heredity Homes in prestigious Allin Ridge â€”just 5 min to St. Albert & minutes to the Anthony Henday. This 2,759 sq ft LUXURY home on 0.68 acres features a heated triple oversized garage & in-floor heating throughout. The main floor offers a luxurious primary suite w/ new ensuite, steam shower, soaker tub, completed with a fabulous custom walk-in closet. Look out into your private dream yard in this gourmet kitchen with a large island & built-in breakfast nook. The great room features a stunning stone wall w/ a wood fireplace & 3 patio doors onto the deck to enjoy the beauty of the yard. Additionally you'll find a formal dining room, den, & laundry. The bight walk-out lower level boasts 3 spacious bdrms, 4-pc bath, theatre room, rec room with pool table & gas fireplace, wet bar, wine room, and abundant storage with 2 furnaces & 2 A/Cs. Step into the outside oasis and find a new vinyl deck, hot tub, irrigation, fire pit & pond. This AMAZING property has it all!

Built in 2001

Essential Information

MLS® #	E4452525
Price	\$1,399,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,759
Acres	0.68
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	30 Edinburgh Road
Area	Rural Sturgeon County
Subdivision	Allin Ridge Estate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A1

Amenities

Features	Air Conditioner, Deck, Fire Pit, Patio, Walkout Basement, Wet Bar
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 12th, 2025
Days on Market	11
Zoning	Zone 60
HOA Fees	480
HOA Fees Freq.	Annually

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