

# **\$2,399,900 - 26109b Meadowview Drive, Rural Sturgeon County**

MLS® #E4457809

**\$2,399,900**

5 Bedroom, 6.00 Bathroom, 4,013 sqft

Rural on 9.49 Acres

None, Rural Sturgeon County, AB

THIS ESTATE HAS IT ALL! Almost 10 acres of PRIME LAND -2 km west of St. Albert! With almost 6000 sq ft of developed living space, this 2-storey offers comfort & room for large families. The kitchen is a dream w/ a 9-ft island, 3" granite, full-size fridge & freezer, 2 ovens, 2 dishwashers, induction cooktop, & walk-in pantry. Enjoy the stunning stone fireplace in the living room, breathtaking views through south-facing glass, plus a formal dining room, solarium & a corner office with built-ins. The second level offers 5 LARGE BDRMS & 3 bathrooms, while the lower level offers a 6th bdrm, large rec room, flex room & tons of storage. Step out on the wrap-around veranda or deck & soak up the morning sun or relax w/ the gorgeous sunsets while the professionally landscaped yard invites you outdoors. Fenced for horses, with 2 wells, an oversized quad garage & a 32x46 heated shop, this property is built for both comfort & function. Unique in every way, with endless possibilities, it combines country privacy & city convenience!

Built in 1995

## **Essential Information**

MLS® #

E4457809



Price	\$2,399,900
Bedrooms	5
Bathrooms	6.00
Full Baths	6
Square Footage	4,013
Acres	9.49
Year Built	1995
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	26109b Meadowview Drive
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0K9

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Fire Pit, No Smoking Home, Parking-Extra, Skylight, Sunroom, Wall Unit-Built-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Schools, Subdividable Lot

Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	1
Zoning	Zone 70

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Listing information last updated on September 16th, 2025 at 2:02am MDT