

# \$1,299,999 - 117 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4417415

**\$1,299,999**

3 Bedroom, 2.50 Bathroom, 2,867 sqft  
Rural on 0.15 Acres

River's Gate, Rural Sturgeon County, AB

West Signature Homes presents a nearly 2,900 SF two-storey home, expertly crafted with thoughtful design, handpicked designer finishes, and an oversized triple car garage, located in the sought-after neighbourhood of River's Gate. The main floor, spanning nearly 1,400 SF, invites you in with a sunken foyer and an open-concept layout that radiates natural light through expansive windows. The family room, designed for comfort and relaxation, flows seamlessly into the entertainerâ€™s kitchen, featuring a coffee bar, a large walk-in pantry, and direct access to the mudroom. A dining room provides the perfect space for gatherings, while a refined half bath and the option of an office or wine cellar add versatility. 20-foot ceilings lead upstairs to a vaulted bonus room. This level also includes a laundry room with sink, two bedrooms, and a 5-piece bath. The primary suite is a true retreat, showcasing a vaulted ceiling, a spacious walk-in closet, and luxurious 5-piece ensuite. Finishes may vary and be customized.

Built in 2025

## Essential Information

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### KEY FEATURES

- ATTACHED TRIPLE CAR OVERSIZED GARAGE
- 10' MAIN FLOOR CEILING HEIGHT
- OPEN TO ABOVE TALL WALLS
- 9' SECOND FLOOR CEILING HEIGHT
- 8' INTERIOR AND EXTERIOR DOOR HEIGHTS
- VAULTED BONUS ROOM AND PRIMARY BEDROOM
- PREMIUM APPLIANCE PACKAGE UPGRADE
- PREMIUM CUSTOM CABINETRY
- COFFEE BAR WITH WALK IN PANTRY
- FULL QUARTZ COUNTERTOPS
- QUARTZ BACKSPLASH
- DESIGNER LIGHTING PACKAGE
- DESIGNER PLUMBING PACKAGE
- MAIN FLOOR OFFICE OR WINE CELLAR
- FEATURE GAS FIREPLACE

- PRIMARY BEDROOM WITH LARGE CUSTOM BUILT-IN WALK IN CLOSET
- 5-PIECE ENSUITE BATHROOM WITH FREESTANDING TUB
- LAUNDRY ROOM WITH SINK
- OPTIONAL FINISHED BASEMENT TO CLIENT PREFERENCE
- PREMIUM BLACK TRIM WINDOWS, INTERIOR & EXTERIOR
- PREMIUM EXTERIOR PACKAGE, STUCCO AND STONE
- A/C AND GARAGE HEATER
- 9' TALL GARAGE DOORS
- LARGE 2ND AND 3RD BEDROOMS WITH CUSTOM BUILT-IN CLOSETS
- 5-PIECE BATHROOM INCLUDING A DOUBLE VANITY
- DESIGNER TILE
- DESIGNER VINYL PLANK



Price	\$1,299,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,867
Acres	0.15
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	117 25122 Sturgeon Road
Area	Rural Sturgeon County
Subdivision	River's Gate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1S6

### Amenities

Features	On Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 9th, 2025
Days on Market	111
Zoning	Zone 60
HOA Fees	413.6
HOA Fees Freq.	Annually

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Listing information last updated on April 30th, 2025 at 12:32pm MDT