

# **\$1,298,000 - 55 24524 Twp Road 544, Rural Sturgeon County**

MLS® #E4434276

**\$1,298,000**

6 Bedroom, 3.50 Bathroom, 2,612 sqft

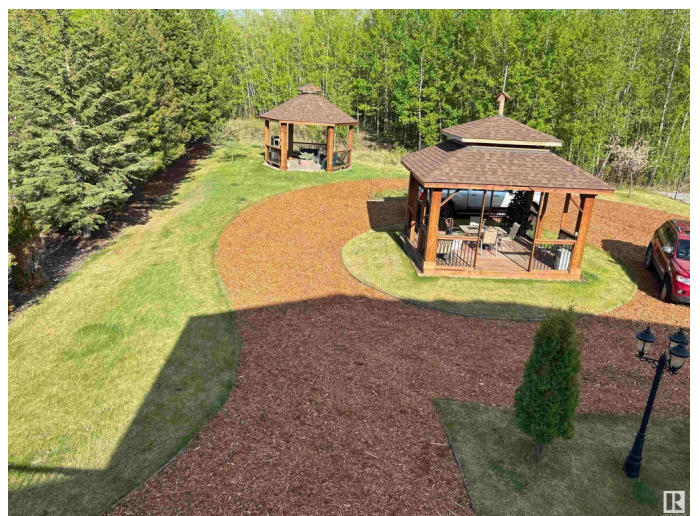
Rural on 0.50 Acres

Crossing At River's Edge, Rural Sturgeon County, AB

Welcome to this beautiful and elegant two-story home, offering 3,936 sqft of living space. This property features a triple-heated garage, an aggregate driveway, and a walkout basement. Upon entering, you're greeted by a grand entrance that leads to a spacious dining room, a kitchen with ample cabinet space, a den, and a cozy family room complete with a gas fireplace. The upper floor boasts 4 generous bedrooms, including a primary bedroom with a large ensuite bathroom, a walk-in closet, and access to an upper balcony. The walkout basement includes two additional bedrooms, a full bathroom, and a bar is equipped with a fridge, dishwasher, stove, microwave & hood fan. This level also features another family room and a recreation room, flooded with natural light from the large windows. A large wrap-around deck can be accessed from the dining room, kitchen, and family room, providing an ideal space for outdoor gatherings. The backyard includes two custom-built gazebos, perfect for hosting family & friends.

Built in 2007

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4434276               |
| Price          | \$1,298,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,612                  |
| Acres          | 0.50                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 55 24524 Twp Road 544    |
| Area        | Rural Sturgeon County    |
| Subdivision | Crossing At River's Edge |
| City        | Rural Sturgeon County    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8T 1S2                  |

### **Amenities**

|                |   |
|----------------|---|
| Features       | Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Gazebo, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks |
| Parking Spaces | 8   |

### **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 | Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane, River Valley View, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 60          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 11:32am MDT