

# **\$899,000 - 84 54519 Rge Road 272, Rural Sturgeon County**

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MLS® #E4451116

**\$899,000**

4 Bedroom, 2.50 Bathroom, 2,583 sqft

Rural on 1.03 Acres

Shil Shol Estate, Rural Sturgeon County, AB

Private treed acreage with custom built 1 1/2 storey home backing onto Sturgeon River. Curb appeal galore from the gate leading to a circular paved driveway. Open plan kitchen, living & dining areas with custom engineered masonry 2 way wood fireplace. Main floor Master bedroom has 5pc ensuite, walk in closet and access to sunroom or front porch. Sunroom has access from living room, master ensuite and access to back deck with hot tub & outdoor kitchen. Laundry room located off kitchen leads into the 3 car heated garage that is radiant heated, hot/cold water, sumps, cabinetry a mechanic would love and even a built in doghouse. Lower level has family room with gas fireplace, wet bar with loads of cabinetry, bedroom, gym & storage with built in gun cabinet/safe. Added features include 24x16 shop with 22v & overhead door, (2) storage sheds (1 with power), playstructure with rubber chip, 2 septic fields, UV filter & more! All on pavement.

Built in 2001

## **Essential Information**

MLS® # E4451116

Price \$899,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,583                  |
| Acres          | 1.03                   |
| Year Built     | 2001                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 84 54519 Rge Road 272 |
| Area        | Rural Sturgeon County |
| Subdivision | Shil Shol Estate      |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0G 0J0               |

### Amenities

|                |                                                                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Deck, Fire Pit, Front Porch, Gazebo, Hot Tub, Hot Water Instant, Hot Water Natural Gas, R.V. Storage, Secured Parking, Skylight, Vaulted Ceiling, Wet Bar, Workshop, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                                                                                                           |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 3                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Private Setting, River Valley View, River View, Schools, Shopping Nearby, Treed Lot, Waterfront Property, See Remarks |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 86               |
| Zoning         | Zone 70          |

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Listing information last updated on October 26th, 2025 at 7:47am MDT