

# **\$1,725,000 - 23022 Lamoureux Drive, Rural Sturgeon County**

MLS® #E4424543

**\$1,725,000**

3 Bedroom, 3.50 Bathroom, 6,315 sqft

Rural on 7.29 Acres

None, Rural Sturgeon County, AB

Welcome to your dream home in Sturgeon County!! The magnificent 3-bedroom + 2 den, 4-bathroom Estate boasts a spacious 6,300 Square feet of luxurious living space. Nestled on Lamoureux Drive, this fully finished unique masterpiece offers everything you desire. As you step inside, you will be greeted by stunning River Valley Views. This home is the ultimate relaxation destination. Sauna, currently covered pool with hot tub or use as current rec room off the billiards room to enjoy with family & friends. Elevator, laundry shoot, loft, and spiral stair case are just a few of the incredible features in this home. Beyond the main residence, this property features an impressive 8400 square-foot shop, perfect for your hobbies, business or storage needs. And lets not forget the breathtaking River Valley views in this idyllic location. This once-in-a-lifetime opportunity to own a property that combines luxury, comfort, and functionality all in one. Don't miss your chance to make this your forever home.

Built in 1972

## **Essential Information**

MLS® # E4424543

Price \$1,725,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	6,315
Acres	7.29
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	23022 Lamoureux Drive
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8L 2T2

### **Amenities**

Features	Air Conditioner, Ceiling 10 ft., Fire Pit, Front Porch, Hot Tub, Party Room, Pool-Indoor, R.V. Storage, Recreation Room/Centre, Sauna; Swirlpool; Steam, Vaulted Ceiling
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Stories	4
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, River Valley View, River View, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 7th, 2025  
Days on Market                193  
Zoning                              Zone 60

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