

\$1,199,000 - 77 Riverview Court, Rural Sturgeon County

MLS® #E4426931

\$1,199,000

5 Bedroom, 3.50 Bathroom, 2,961 sqft

Rural on 0.17 Acres

River's Gate, Rural Sturgeon County, AB

DREAM HOME! DESIRABLE LOCATION!
HEATED TRIPLE CAR GARAGE! Welcome to River's Gate in Sturgeon County, a Community that blends nature w/convenience. Next to the Golf & Country Club, hiking trails & minutes from St. Albert! Contemporary 2 storey w/nearly 3,000sqft of living space plus finished basement! Functional open concept floor plan-perfect for entertaining! Chef's kitchen offers high end appliances, side by side fridge & freezer, butler's pantry, quartz counters & expansive island w/seating. Upstairs has 4 sizable bedrooms w/built-ins & custom closets. Primary offers massive walk-in closet & 5pce spa-like ensuite, luxurious soaker tub, glass shower & double sinks. Dedicated laundry room on the same level. Finished basement complete w/5th bedroom, 4pce bath, rec room & tons of storage. Features:A/C, wood accents, tons of windows & natural light, high ceiling, 2 cozy gas fireplaces, mudroom, computer nook, covered deck w/gas BBQ hook up & hot tub wiring. This is a place you will be proud to call home!

Built in 2024

Essential Information

| | |
|--------|-------------|
| MLS® # | E4426931 |
| Price | \$1,199,000 |



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,961 |
| Acres | 0.17 |
| Year Built | 2024 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 77 Riverview Court |
| Area | Rural Sturgeon County |
| Subdivision | River's Gate |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8T 1S6 |

Amenities

| | |
|----------|--|
| Features | Closet Organizers, Deck, No Smoking Home, HRV System, Natural Gas BBQ Hookup |
|----------|--|

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 | Flat Site, No Back Lane, No Through Road |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 42 |
| Zoning | Zone 60 |
| HOA Fees | 780 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT