

\$1,449,900 - 25214 Coal Mine Road, Rural Sturgeon County

MLS® #E4428324

\$1,449,900

5 Bedroom, 4.50 Bathroom, 3,157 sqft

Rural on 0.71 Acres

Greystone Manor, Rural Sturgeon County, AB

This stunning 4/5-bedroom walk-out bungalow with 5,490 sq.ft. backs onto a peaceful pond, just minutes from the city. Featuring a grand foyer, soaring ceilings, open spaces, and massive windows, it's perfect for entertaining. The chef-inspired kitchen offers custom cabinetry, granite, stainless steel, a gas stove, dual ovens, and a butler's pantry. Radiant heated floors throughout, a 2-sided fireplace, and a built-in speaker system enhance the ambiance. The main bedroom features a 2-sided fireplace, a 5-piece ensuite with steam shower, a large walk-in closet, and deck access. The second bedroom, above the garage, has vaulted ceilings, a walk-in closet, ensuite, and private patio. The basement includes hardwood floors, a wet bar, rec area, 2 bedrooms, and 2 baths, including the second steam shower. Upgrades include new stucco, repainted exterior, hardwood floors, New HVAC system, and landscaping + many more! It also has a boiler system and water irrigation system for both front and back yards.

Built in 2008

Essential Information

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Price	\$1,449,900
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,157
Acres	0.71
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	25214 Coal Mine Road
Area	Rural Sturgeon County
Subdivision	Greystone Manor
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A8

Amenities

Features	Fire Pit, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 31st, 2025
Days on Market	31
Zoning	Zone 60
HOA Fees	250
HOA Fees Freq.	Annually

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