

# **\$2,190,000 - 55004 Rge Road 271, Rural Sturgeon County**

MLS® #E4433808

**\$2,190,000**

6 Bedroom, 5.00 Bathroom, 3,125 sqft

Rural on 75.12 Acres

None, Rural Sturgeon County, AB

Custom-built bungalow with an open-concept design by Kimberly Homes, located in prestigious Sturgeon County on 75 acres with a paved driveway. Boasting 9' ceilings and engineered hardwood throughout the main floor, this elegant home offers three spacious main-level bedrooms. The gourmet kitchen features a Wolf gas range, built-in steam oven, full-size fridge and freezer, pot filler, and a walk-through butler's pantry—perfect for entertaining. The fully developed lower level includes a large recreation room roughed-in for two wet bars, three generously sized bedrooms—each with a private ensuite and in-floor heating—as well as a second laundry room. Enjoy year-round comfort with central air conditioning and the peace of mind of a backup generator. Outdoor living is elevated with a covered deck featuring a gas fireplace and a lower aggregate patio. The heated, fully finished quad garage includes in-floor heating and a dog wash station. Central vacuum and high-end finishes complete this exceptional home.

Built in 2020

## **Essential Information**

MLS® #

E4433808



Price	\$2,190,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	3,125
Acres	75.12
Year Built	2020
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	55004 Rge Road 271
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1W4

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Patio
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 1st, 2025

Days on Market 46

Zoning Zone 70

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