

# **\$2,999,500 - 57 54315 Rge Rd 251, Rural Sturgeon County**

MLS® #E4416887

**\$2,999,500**

4 Bedroom, 3.50 Bathroom, 5,197 sqft

Rural on 2.01 Acres

Bristol Oaks, Rural Sturgeon County, AB

Once in a lifetime opportunity - located on the RIVER in Bristol Oaks this custom built home sits on over 2 acres w/ the possibility to build a 2nd residence. Beautifully treed, this property has a detached shop w/ 220 power & 2 extra lean to buildings. The main house offers over 5000sqft on the main floor PLUS a partially finished basement. There are a total of 4 bedrooms & 3.5 baths. Custom solid wood doors are throughout the top 2 floors. The main floor has a GOURMET KITCHEN w/ a large island, walk in pantry, double ovens & GAS Range. Just off the kitchen is a living room w/ soaring ceilings & rock gas f/p. There is a family room w/ WET BAR, a half bathroom, 2 bedrooms, 5pce bath & main floor laundry. The owners retreat is upstairs w/ it's own private loft, huge bedroom & 6pce ensuite complete w/ massive walk in closet. The basement is almost complete & has a 4th bedroom, exercise room & 4pce bath. 3 season sunroom, central a/c & attached OVERSIZED FULLY FINISHED GARAGE complete this amazing home!

Built in 2008

## **Essential Information**

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Price	\$2,999,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,197
Acres	2.01
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	57 54315 Rge Rd 251
Area	Rural Sturgeon County
Subdivision	Bristol Oaks
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A2

### Amenities

Features	Deck, Sunroom, Wet Bar, Workshop, See Remarks
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### 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	Golf Nearby, Landscaped, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed January 2nd, 2025

Days on Market 165

Zoning Zone 60

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