

# **\$3,499,900 - 53 Riverridge Road, Rural Sturgeon County**

MLS® #E4426034

**\$3,499,900**

4 Bedroom, 4.50 Bathroom, 3,624 sqft

Rural on 0.72 Acres

Riverstone Pointe, Rural Sturgeon County, AB

This STUNNING, Audie Benson Estate Homes show home is the grandest of the grand! 7100 sq ft of luxury living on 0.72 acres of gorgeous river valley views in prestigious Riverstone Pointe, minutes out of St. Albert & to the Anthony Henday. The curb appeal is unsurpassed with drive through portico, natural iron stone, copper chimneys & capolas & iron security gate. Step across the threshold into an elegant foyer w/views of the Great Room, boasting 20' open vaulted cherry ceilings, an exquisite formal dining room & music room, wall-to-wall & floor to ceiling library complete with sliding ladder. The den is perfectly situated off the luxurious master suite & library. This magnificent walkout bungalow boasts awards for best kitchen & best ensuite in North America. Main floor access to the south backing upper patio, with views of double waterfalls, bridges & rose gardens. The lower level includes a gathering room, games room, theatre, old world wine cellar, fitness room w/massage area, and SO MUCH MORE!

Built in 2009

## **Essential Information**

MLS® #	E4426034
Price	\$3,499,900
Bedrooms	4



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,624
Acres	0.72
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	53 Riverridge Road
Area	Rural Sturgeon County
Subdivision	Riverstone Pointe
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0B9

### **Amenities**

Features	Air Conditioner, Closet Organizers, Exercise Room, Hot Water Instant, No Smoking Home, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, Wet Bar
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Environmental Reserve, Golf Nearby, Hillside, Landscaped, Playground Nearby, Private Setting, River Valley View
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 17th, 2025
Days on Market	184
Zoning	Zone 60
HOA Fees	481.95
HOA Fees Freq.	Annually

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