

# **\$949,900 - 41 24528 Sturgeon Road, Rural Sturgeon County**

MLS® #E4465120

**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,976 sqft

Rural on 0.59 Acres

Allin Ridge Estate, Rural Sturgeon County, AB

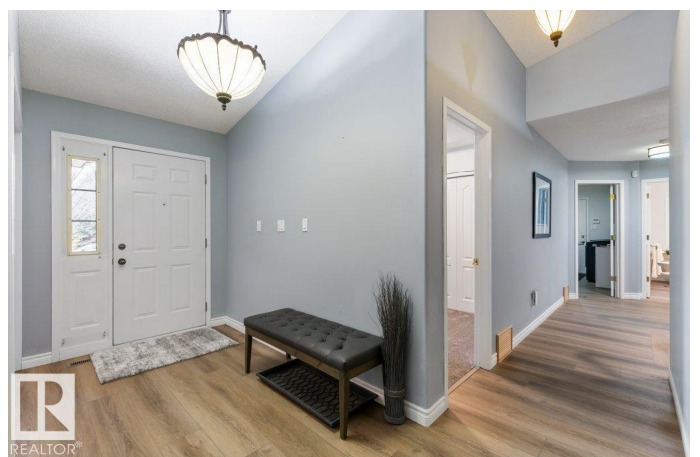
The acreage property youâ€™ve been dreaming of just hit the market! This exceptional custom estate bungalow includes a F/F basement on a private, fully fenced lot with all-turf front and back yards and RV parking. Main floor features vaulted ceilings, a large dining room with double-sided gas fireplace to the living room, and 2-tone custom kitchen with crown moulding, granite, and Elmira appliances. Primary suite with 4-piece ensuite and W/I closet, plus 2nd bed/den, 3-piece bath, laundry, and mud room. Basement with new flooring (2022) includes huge rec room with wet bar, two large bedrooms, den, and 4-piece bath and storage. Highlights: hybrid septic system(grey water to city, black to holding tank), new vinyl plank (2025), fresh paint (2021), upgraded 220 power (2022), 75L HWT (2023), industrial AC, in-floor heated 4-season room, powered gazebo, and O/S 4-car heated, soundproofed garage with epoxy flooring, hot/cold taps and 3-piece bath. Perfect for family living and entertaining.

Built in 1998

## **Essential Information**

MLS® #

E4465120



|                |                        |
|----------------|------------------------|
| Price          | \$949,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,976                  |
| Acres          | 0.59                   |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 41 24528 Sturgeon Road |
| Area        | Rural Sturgeon County  |
| Subdivision | Allin Ridge Estate     |
| City        | Rural Sturgeon County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8T 0A1                |

### Amenities

|          |                                                                                          |
|----------|------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Fire Pit, Gazebo, Patio, Sunroom, Vaulted Ceiling, Wet Bar, See Remarks |
|----------|------------------------------------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 2                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood                                                                              |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Shopping Nearby, See Remarks |
| Construction      | Wood                                                                              |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 60            |
| HOA Fees       | 480                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 9th, 2025 at 2:17pm MST