

# **\$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**

MLS® #

E4416887



|                |                        |
|----------------|------------------------|
| 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 |
|----------|---|

### 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 158

Zoning Zone 60

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Listing information last updated on June 8th, 2025 at 10:17pm MDT