

# \$1,150,000 - 24 Manor View Crescent, Rural Sturgeon County

MLS® #E4438185

**\$1,150,000**

6 Bedroom, 5.00 Bathroom, 3,351 sqft

Rural on 1.01 Acres

Upper Manor Estate, Rural Sturgeon County, AB

Discover timeless charm and room to roam with this storybook Cape Cod on a full acre just minutes from St. Albert. With 6 bedrooms and multiple living areas, this home offers incredible flexibility. The main floor boasts a sunlit bonus room, formal dining, two versatile bedrooms (now a gym and office), and a spacious kitchen that flows into a bright family lounge. Upstairs, the primary suite is a PRIVATE WING with a wood-burning fireplace, large closets, and spa-like ensuite with a MASSIVE steam shower. Enjoy city water, a NEW roof, soffits and fascia (2024), two h.e. furnaces, and a newer hw tank. Expansive, tree-lined backyard, stamped concrete driveway, mature trees, and a back deck ready for your personal touch. Bonus: single detached garage/shop for hobbies, toys, or your dream studio. Steps away from expansive walking trails. School bus service to St. Albert and Sturgeon schools. A CUSTOM GARAGE DOOR MURAL by a local artist adds a unique touch. This is THE ONE you've been waiting for!

Built in 1980

## Essential Information



MLS® #	E4438185
Price	\$1,150,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,351
Acres	1.01
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	24 Manor View Crescent
Area	Rural Sturgeon County
Subdivision	Upper Manor Estate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0C7

### Amenities

Features	Ceiling 10 ft., Closet Organizers, Detectors Smoke, Exercise Room, Fire Pit, Front Porch, Guest Suite, Open Beam, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Level Land, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 23rd, 2025  
Days on Market      16  
Zoning                Zone 60

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