

# **\$870,000 - 15 54220 Rge Rd 250, Rural Sturgeon County**

MLS® #E4438402

**\$870,000**

4 Bedroom, 3.00 Bathroom, 1,621 sqft

Rural on 1.64 Acres

North Point, Rural Sturgeon County, AB

Acreage living minutes from the city - the best of both worlds! This 4 bdrm + den bungalow sits on 1.64 acres treed lot in an exclusive subdivision. Complete privacy in a serene setting! Soaring vaulted ceilings & large windows look out into the backyard abyss as it backs onto acres of crown land; enjoy amazing sunset views from your west-facing living room & 2 decks. Open concept main floor offers a bright living room w/ gas fireplace; kitchen w/ eating bar, granite counters & s/s appliances; main bedroom offers large walk-in closet, double-sided fireplace & ensuite walking out to own private deck; 2nd bdrm, office & 2nd full bath finishes off this level. Finished basement offers rec room w/ wet bar, 2 bdrms, full bath & laundry room. Other features include: attached triple garage (heated), hardwood floors, new carpet/laminate, A/C, RV parking, fire pit, fenced-in dog run. Septic w/ new lining and cleaned. Located just East of St. Albert & North of Edmonton w/ convenient access to the Anthony Henday.

Built in 1996

## **Essential Information**

MLS® # E4438402

Price \$870,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,621
Acres	1.64
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	15 54220 Rge Rd 250
Area	Rural Sturgeon County
Subdivision	North Point
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0B4

### Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Dog Run-Fenced In, Exterior Walls- 2"x6", Fire Pit, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, See Remarks
----------	---

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Landscaped, Level Land, No Through Road, Paved Lane, Picnic Area, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 24th, 2025  
Days on Market      5  
Zoning                Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 29th, 2025 at 7:17pm MDT