

\$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

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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
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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 165

Zoning Zone 60

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