

# **\$1,199,000 - 77 Riverview Court, Rural Sturgeon County**

MLS® #E4426931

**\$1,199,000**

5 Bedroom, 3.50 Bathroom, 2,961 sqft

Rural on 0.17 Acres

River's Gate, Rural Sturgeon County, AB

DREAM HOME! DESIRABLE LOCATION! HEATED TRIPLE CAR GARAGE! Welcome to River's Gate in Sturgeon County, a Community that blends nature w/convenience. Next to the Golf & Country Club, hiking trails & minutes from St. Albert! Contemporary 2 storey w/nearly 3,000sqft of living space plus finished basement! Functional open concept floor plan-perfect for entertaining! Chef's kitchen offers high end appliances, side by side fridge & freezer, butler's pantry, quartz counters & expansive island w/seating. Upstairs has 4 sizable bedrooms w/built-ins & custom closets. Primary offers massive walk-in closet & 5pce spa-like ensuite, luxurious soaker tub, glass shower & double sinks. Dedicated laundry room on the same level. Finished basement complete w/5th bedroom, 4pce bath, rec room & tons of storage. Features:A/C, wood accents, tons of windows & natural light, high ceiling, 2 cozy gas fireplaces, mudroom, computer nook, covered deck w/gas BBQ hook up & hot tub wiring. This is a place you will be proud to call home!

Built in 2024

## **Essential Information**

MLS® #	E4426931
Price	\$1,199,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,961
Acres	0.17
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	77 Riverview Court
Area	Rural Sturgeon County
Subdivision	River's Gate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1S6

### Amenities

Features	Closet Organizers, Deck, No Smoking Home, HRV System, Natural Gas BBQ Hookup
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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	Flat Site, No Back Lane, No Through Road
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 21st, 2025
Days on Market	40
Zoning	Zone 60
HOA Fees	780
HOA Fees Freq.	Annually

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