

# **\$998,500 - 32 54006 Rge Road 261, Rural Sturgeon County**

MLS® #E4435781

**\$998,500**

4 Bedroom, 3.00 Bathroom, 1,726 sqft

Rural on 1.04 Acres

Silverchief, Rural Sturgeon County, AB

Absolutely STUNNING AND GLAMOROUS SPRAWLING BUNGALOW BACKING ONTO STURGEON RIVER!! Live the dream in an exquisite, fully renovated bungalow just 2 minutes to St. Albert. 1725 sq. ft. on main PLUS 1500 sq. ft. in basement. Over 3200 dvp living space. 2 + 2 bedrooms. Nearly \$350,000 in recent renos includes gorgeous hardwood floors, marble and porcelain floors. Chef's DREAM KITCHEN with newer maple cabinets, granite countertops, high-end stainless steel appliances, and large island. Double sided gas fireplace w. stone surround. Large primary bdrm w. spa-like ensuite w. jetted tub, double shower, 2 sinks, marble floors. fully dvp basement w. 2 bedrooms, 4 piece bathroom, family room. NEWER triple pane windows, shingles, exterior, remote blinds, decks, gemstone lighting, stunning light fixtures, A/C, 2 efficient furnaces, asphalt driveway. High speed fibre optic internet. 2 yr old septic system. Kayake to St. Albert!! GO FISHING RIGHT BEHIND YOUR HOME! LIVE THE DREAM.

Built in 1976

## **Essential Information**

MLS® #

E4435781



Price	\$998,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,726
Acres	1.04
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	32 54006 Rge Road 261
Area	Rural Sturgeon County
Subdivision	Silverchief
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0C1

### Amenities

Features	Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows
----------	---

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Level Land, Picnic Area, Private Setting, Ravine View, River View
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 10th, 2025
Days on Market	38
Zoning	Zone 70

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 June 17th, 2025 at 3:02pm MDT