

# **\$3,398,000 - 205 25122 Sturgeon Road, Rural Sturgeon County**

MLS® #E4438933

**\$3,398,000**

6 Bedroom, 6.00 Bathroom, 8,980 sqft

Rural on 0.53 Acres

River's Gate, Rural Sturgeon County, AB

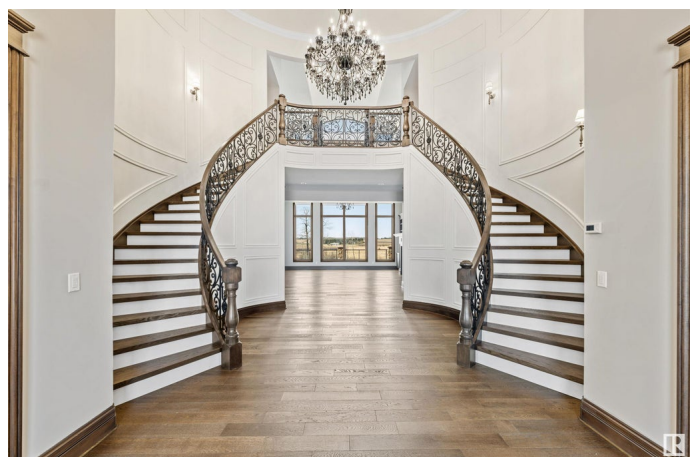
Nothing compares to perfection. Introducing this stunning residence in the exclusive community of River's Gate. Priced well below replacement value, this opportunity awaits your final touch. Thoughtfully designed throughout, this is a luxurious home like no other. An opulent chef's kitchen, library/office, second butler's kitchen, private dining room with a spiral staircase to your own wine cellar, soaring staircase, and majestic windows with unobstructed views. Elevator-ready, with a quote from RAM Elevators. The primary suite is a true oasis with a dressing room and private spa. Walk-out basement with rec room and movie room featuring licensed New York Yankees carpet. Unfinished nanny suite with separate entrance. Five-car garage, including a private bay for your supercar. In-floor radiant heat, solid woodwork, custom carpentry, designer lighting, smart home readiness, window coverings, and an extensive list of high-end upgrades. Put your final stamp on this one-of-a-kind offering. Luxury redefined!

Built in 2015

## **Essential Information**

MLS® #

E4438933



Price	\$3,398,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	8,980
Acres	0.53
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	205 25122 Sturgeon Road
Area	Rural Sturgeon County
Subdivision	River's Gate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1S6

### Amenities

Features	Deck, Walkout Basement
Parking Spaces	10

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Gated Community, Golf Nearby
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025  
Days on Market                73  
Zoning                              Zone 60  
HOA Fees                         577.5  
HOA Fees Freq.                Annually

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