

# **\$816,900 - 241, 57303 Rge Rd 233, Rural Sturgeon County**

MLS® #E4439223

**\$816,900**

5 Bedroom, 3.00 Bathroom, 1,836 sqft

Rural on 2.67 Acres

Woodridge\_MSTU, Rural Sturgeon County, AB

This acreage will leave a lasting impression! Stunning 2011 Raised Bungalow w/a Walk-Out Basement on 2.67 acres located in Woodridge Estates, only 12mins N of Gibbons. 26x26 Attached Heated Garage w/ 15 1/2ft ceilings, mud room & storage room. An impressive main floor w/a grande open layout, vaulted ceilings, hardwood floors, modern glass railing & lots of natural light. Over 3000sq ft of living space & Central AC! The living room looks into the dream kitchen w/ granite counter tops, 36" gas stove, centre island w/ double sinks & eat-up bar. Large dining area w/ a garden door. 3 bedrooms, 4pc bath, private primary suite has a 6x10 walk-in closet, garden door, 5pc ensuite, deep soaker tub/double sinks. Finished walk-out basement offers 2 more BR, 4pc bath, laundry room w/ cabinets/counter top/sink/extra storage. Enjoy the large rec room for entertaining with a Dry Bar. Plus a 36x22 Heated Shop, 2 Overhead Doors. Incredible treed yard, private walking trails, raised gardens, sheds, invisible dog fence etc.

Built in 2011

## **Essential Information**

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Price	\$816,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,836
Acres	2.67
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	241, 57303 Rge Rd 233
Area	Rural Sturgeon County
Subdivision	Woodridge_MSTU
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N6

### Amenities

Features	Air Conditioner, Bar, Fire Pit, Front Porch, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 29th, 2025

Days on Market 72

Zoning Zone 60

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