

\$499,900 - 82 54519 Rge Road 272, Rural Sturgeon County

MLS® #E4431843

\$499,900

3 Bedroom, 2.00 Bathroom, 1,770 sqft

Rural on 1.01 Acres

Shil Shol Estate, Rural Sturgeon County, AB

Private location backing onto the Sturgeon River. Easy drive down from St. Albert or with Pavement all the way to the front door. 1.5 Storey home, vaulted ceilings, bright and open plan. Spacious front entry, very large living room family area, massive floor to ceiling windows make this home super bright. Kitchen also many windows, dining area, counter top eating bar, lots of cabinets & all appliances will stay. Primary bedroom has a large 4 piece ensuite bath, his/her closet. There is 2 more large bedrooms, one has a glass patio door to back yard patio. Laundry and utility area is located by the back entrance to the double heated attached garage. Super sized back deck 26x24 with a view of the River. Fully landscaped with trees, lawn, front & back aggerate patio's, private fenced back yard, firepit. Double attached has front and back over head doors, in-floor heating. Bonus another garage, heated 28 x 26, 2 overhead doors & a 11x8 ft. storage area. Come and enjoy country living at a affordable price!

Built in 1994

Essential Information

MLS® # E4431843

Price \$499,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,770 |
| Acres | 1.01 |
| Year Built | 1994 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 82 54519 Rge Road 272 |
| Area | Rural Sturgeon County |
| Subdivision | Shil Shol Estate |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8R 1X7 |

Amenities

| | |
|----------|-------------------|
| Features | Deck, See Remarks |
|----------|-------------------|

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, See Remarks, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Fenced, Flat Site, Landscaped, Private Setting, River View, See Remarks |
| Lot Description | 54.6x73.1 |
| Construction | Wood |
| Foundation | Slab |

Additional Information

Date Listed April 19th, 2025

Days on Market 11

Zoning Zone 70

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Listing information last updated on April 30th, 2025 at 7:17am MDT