

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

MLS® #E4389877

\$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 involves your final touch. With every thought out detail, this is a luxurious home like no other. Opulent chefs kitchen, library/office, 2nd butlers kitchen, private dining with spiral staircase to a private wine cellar, soaring staircase, majestic windows with unobstructed views, elevator ready with a quote from RAM Elevators, primary suite oasis w/ dressing room and private spa, walk-out basement w/ rec room and movie room w/ licensed New York Yankees carpet, an unfinished nanny suite w/ separate entrance, 5 car garage one of which is private for your supercar, in-floor radiant heat, solid wood work and custom carpentry throughout, custom lighting, smart home ready, window coverings, and a substantial list of upgrades that run on. Put your final stamp on this rare one of a kind offering. Nothing compares

Built in 2015

Essential Information

MLS® # E4389877

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 Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|------------------------------|
| Exterior | Wood |
| Exterior Features | Gated Community, Golf Nearby |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2024 |
| Days on Market | 336 |
| Zoning | Zone 60 |
| HOA Fees | 577.5 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 30th, 2025 at 2:02pm MDT