

Courtesy Of Dustin Batuik and Rosanne Gevy Of Sterling Real Estate

# **\$1,149,000 - 305 26023 Twp Road 544, Rural Sturgeon County**

MLS® #E4419480

**\$1,149,000**

3 Bedroom, 2.50 Bathroom, 2,665 sqft

Rural on 0.49 Acres

Northern Lights Estates, Rural Sturgeon County, AB

Located within Minutes to St.Albert in "Northern Lights Estates" is this Sprawling Estate Home with Stunning Curb Appeal! This nearly 1/2 Acre Home Features 3 Bedrooms Plus Den with a Very RARE "Drive Through" FOUR Bay Garage measuring 41" x 33." Inside this marvelous home contains a Fully Open Concept floor plan highlighted by its Stone Facing Fireplace & Enormous Kitchen. Cabinet to Ceiling Finished highlights with Granit Counter-Tops & a Walk through Pantry, makes this Kitchen simply comparable to None. A Huge Upper Level Bonus room hosts Tons of Room for Oversized furniture, Kids Activities and Future Family Evenings at home. All Three Bedrooms are Generously sized with an Alluring Romantic Ensuite washroom featuring a Three Sided Fireplace, Jetcuzzi tub and Double Sinks. The Backyard to this home hosts additional room for a possible Future Garage, Summer Entertaining & Much More! This is a Location that CANNOT BE BEAT! Paved Roads all the way Home!

Built in 2009

## **Essential Information**

MLS® #

E4419480



Price	\$1,149,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,665
Acres	0.49
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	305 26023 Twp Road 544
Area	Rural Sturgeon County
Subdivision	Northern Lights Estates
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0B6

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Wood Windows, See Remarks
Parking Spaces	4

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 25th, 2025  
Days on Market                84  
Zoning                              Zone 70  
HOA Fees                         250  
HOA Fees Freq.                Annually

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