

Courtesy Of Mike Racich and Matthew D Barry Of Exp Realty

# **\$999,900 - 299 Estate Way Crescent, Rural Sturgeon County**

MLS® #E4427659

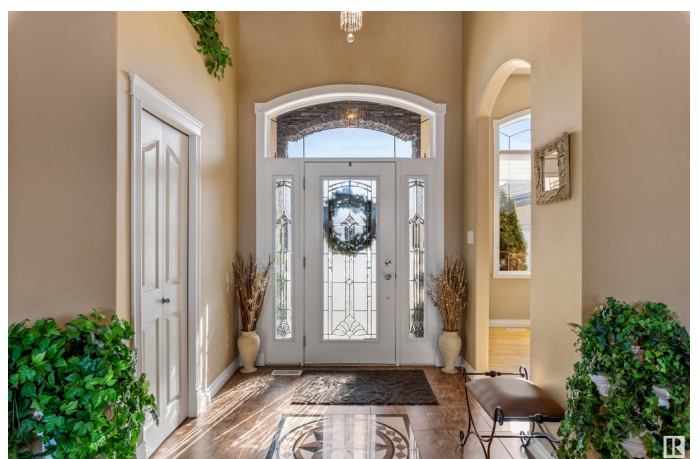
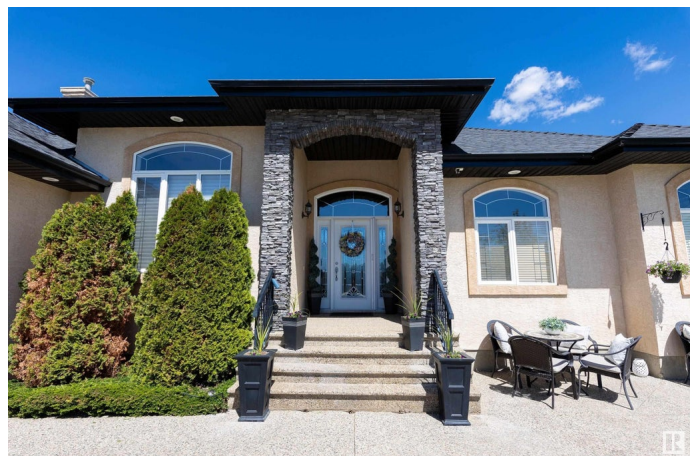
**\$999,900**

4 Bedroom, 3.00 Bathroom, 2,345 sqft

Rural on 0.59 Acres

Banks of Sturgeon Valley, Rural Sturgeon County, AB

Looking for acreage living minutes from St. Albert? This impeccable 2,340 sqft CUSTOM BUILT home in the THE BANKS is for you! As soon as you walk in you will see the attention to detail. The kitchen is a chef's dream w/ crown molding, s/s appliances (incl a Wolf stove) tile backsplash, GRANITE countertops, eating bar island & pantry. The spacious living area has a gas f/p & access to the yard. The dining room has plenty of room to host. The spacious primary bedroom has a walk in closet & a 5pce ensuite w/ STEAM SHOWER & JETTED TUB. 2 bedrooms, a main 4pce bath, laundry room & den complete the main floor. The basement is FULLY FINISHED w/ a large 4th bedroom, 3pce bath, theatre room, HUGE BAR & a large entertaining area. Additional features incl 12' ceilings on main floor, A/C throughout, infloor heat in the basement, parts of main floor & garage via a boiler system, surround sound & a HEATED TRIPLE ATTACHED GARAGE. Enjoy your outdoor oasis on 0.59 acres w/ aggregate patio, deck & landscaping!



Built in 2006

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4427659               |
| Price          | \$999,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,345                  |
| Acres          | 0.59                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 299 Estate Way Crescent  |
| Area        | Rural Sturgeon County    |
| Subdivision | Banks of Sturgeon Valley |
| City        | Rural Sturgeon County    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8T 0C7                  |

### **Amenities**

|          |   |
|----------|---|
| Features | Air Conditioner, Deck, Wet Bar, See Remarks |
|----------|---|

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                           |

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 16

Zoning Zone 60

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Listing information last updated on April 12th, 2025 at 2:47am MDT