

# **\$1,450,000 - 25214 Coal Mine Road, Rural Sturgeon County**

MLS® #E4431475

**\$1,450,000**

4 Bedroom, 3.50 Bathroom, 2,440 sqft

Rural on 0.50 Acres

Greystone Manor, Rural Sturgeon County, AB

EQUISITE DESIGN & LUXURY FINISHES THROUGHOUT. Welcome to highly sought after GREYSTONE MANOR & set your sites on YOUR DREAM HOME. STUNNING WALKOUT BUNGALOW w/over 4750 sq ft of livable space, tucked away in BREATHTAKING acreage-like setting. FULLY DEVELOPED BASEMENT (Rec Room/FULL BAR/2bdms/4pc bath/theatre/gym/custom wine server). OVERSIZED TRIPLE CAR GARAGE w/drains, electric plug-in, polyaspartic floor coating & overhead to back yard. Updates include newer washer, dryer, dishwasher, boiler system & water irrigation system. Rich finishes throughout include, hardwood floors, crown molding, stone feature wall & gas F/P, pot lights, iron spindled railing, oversized ceramic tiles & windows for myriad of natural light. Kitchen of distinction boasts incredible espresso cabinetry, upscale SS appliances w/gas cooktop & built-in oven/microwave, large eat-on centre island w/pendant lighting, quartz countertops, jaw dropping walk-thru pantry/laundry/mudroom & access to balcony with remarkable picturesque views.

Built in 2012

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4431475               |
| Price          | \$1,450,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,440                  |
| Acres          | 0.50                   |
| Year Built     | 2012                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25214 Coal Mine Road  |
| Area        | Rural Sturgeon County |
| Subdivision | Greystone Manor       |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8T 0A8               |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Bar, Deck, Detectors Smoke, Fire Pit, Hot Water Electric, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
|----------|---|

### 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 | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Private Setting |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 60          |
| HOA Fees       | 250              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 28th, 2025 at 12:32pm MDT