

# **\$1,699,900 - 13 24524 Twp Road 544, Rural Sturgeon County**

MLS® #E4439443

**\$1,699,900**

5 Bedroom, 4.50 Bathroom, 4,337 sqft

Rural on 0.52 Acres

Crossing At River's Edge, Rural Sturgeon County, AB

PRIVACY, SERENITY & STUNNING CURB APPEAL in THE CROSSINGS AT RIVERS EDGE. Designed to embrace it's RAVINE & PARK RESERVE surroundings, this gorgeous 4300 sqft walkout bungalow with 5 car garage features over 7100 sqft of detailed living space. Upon entering your greeted with soaring ceilings, designer wrought iron staircase leading to the 1244 sqft 2-bedroom loft with sitting area, exotic hardwoods & banks of windows letting nature in. Features of this great room bungalow include: custom millwork throughout, sun drenched rooms, CHEF'S GRANITE KITCHEN with huge breakfast bar island & walk through pantry, gorgeous cabinetry, large eating nook leading to your covered deck with feature fireplace, travertine backsplash, floor to ceiling cut quartz fireplace, RESORT STYLE PRIMARY bedroom with seven piece spa inspired ensuite, formal dining, main floor office, theatre room, workout room, five bedrooms, wine room, recreation room with cut quartz accents, wet bar, radiant heating, awesome garage, ravine firepit

Built in 2010

## **Essential Information**



MLS® #	E4439443
Price	\$1,699,900
Bedrooms	5
Bathrooms	4.50
Full Baths	3
Half Baths	3
Square Footage	4,337
Acres	0.52
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13 24524 Twp Road 544
Area	Rural Sturgeon County
Subdivision	Crossing At River's Edge
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0B3

### Amenities

Features	Deck, Fire Pit, Patio, Walkout Basement, Wet Bar, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                80

Zoning                            Zone 60

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