

# **\$1,198,000 - 55 24524 Twp Road 544, Rural Sturgeon County**

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MLS® #E4452942

**\$1,198,000**

6 Bedroom, 3.50 Bathroom, 2,612 sqft

Rural on 0.50 Acres

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

Welcome to the Crossing at the River's Edge subdivision. Located just 10 minutes from St. Albert and 10 minutes from Edmonton, this property is tucked away for privacy. The 0.5-acre lot is serviced with municipal/city water. This immaculate 2 Storey home features a walkout basement at both the front & back of the house, offering a total living area of 3,944.3 sqft [including the basement]. It includes a total of 6 bedrooms & 4 baths, with plenty of windows that allow natural light to fill the space. The main floor boasts a large living room, a kitchen with ample cabinetry & cozy family room complete with a gas fireplace. Upstairs, you will find 4 bedrooms, including the primary suite. The walkout basement comes with a kitchen equipped with all appliances, breakfast island, 2 bedrooms, a full bath & stacked washer/dryer. The backyard has 2 gazebos & fire pit is perfect for gatherings with family & friends. There is access to a balcony from the primary bedroom and the second bedroom. It's a great buy!

Built in 2007

## **Essential Information**

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Price	\$1,198,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,612
Acres	0.50
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	55 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 1S2

### Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Gazebo, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	9

### 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	Landscaped, No Back Lane, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 13th, 2025
Days on Market	3
Zoning	Zone 60

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