

# **\$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 |
|----------|---------------------------------------------------------------|

### 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                98

Zoning                            Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 5th, 2025 at 1:17pm MDT