

# **\$1,699,900 - 100 54302 Rge Road 250, Rural Sturgeon County**

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MLS® #E4445176

**\$1,699,900**

6 Bedroom, 6.50 Bathroom, 4,439 sqft

Rural on 0.50 Acres

Tuscany Hills\_MSTU, Rural Sturgeon County, AB

Nestled on a half-acre lot less than 5 minutes from Edmonton, this 6-bedroom, 7-bathroom home offers over 4,000 square feet of elegance and luxury. Soaring ceilings, rich hardwood floors, and an open-concept design flows seamlessly and is crafted with beautifully appointed finishes. The gourmet kitchen features granite countertops, gas cooktop and double islands. Access the deck off the kitchen or the main floor bedroom, complete with a walk in closet and ensuite. A sitting area, formal dining, walk thru pantry and laundry room finish the main floor. Upstairs, is a bonus room, 2 generously sized bedrooms and a 4 piece bath. The primary bedroom offers a private retreat, a luxurious en-suite features a jacuzzi tub, dual vanities, and a spacious walk-in closet. The walkout basement is perfect for entertaining with a wet bar, a bedroom with an ensuite, an additional bedroom and bathroom. The impressive 4-car garage features in floor heat. One bay features a spice kitchen, patio screen and a 3 piece bathroom.

Built in 2010

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4445176               |
| Price          | \$1,699,900            |
| Bedrooms       | 6                      |
| Bathrooms      | 6.50                   |
| Full Baths     | 6                      |
| Half Baths     | 1                      |
| Square Footage | 4,439                  |
| Acres          | 0.50                   |
| Year Built     | 2010                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 100 54302 Rge Road 250 |
| Area        | Rural Sturgeon County  |
| Subdivision | Tuscany Hills_MSTU     |
| City        | Rural Sturgeon County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8T 0C9                |

### **Amenities**

|          |                                                   |
|----------|---------------------------------------------------|
| Features | Air Conditioner, Closet Organizers, Deck, Wet Bar |
|----------|---------------------------------------------------|

### **Interior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 3                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood                                                   |
| Exterior Features | Corner Lot, Golf Nearby, No Back Lane, Shopping Nearby |
| Construction      | Wood                                                   |
| Foundation        | Concrete Perimeter                                     |

**Additional Information**

Date Listed                July 1st, 2025  
Days on Market        66  
Zoning                    Zone 60

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