

Courtesy Of Cassie Weber Of Century 21 Masters

# **\$2,423,000 - 54115 Range Road 263, Rural Sturgeon County**

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MLS® #E4452658

**\$2,423,000**

3 Bedroom, 3.00 Bathroom, 2,197 sqft

Rural on 72.86 Acres

None, Rural Sturgeon County, AB

Nestled amid the lush farmland of Sturgeon County, this exceptional country residential executive-built bungalow offers a rare blend of luxury, functionality, and breathtaking surroundings—spanning over 72 acres of meticulously maintained property. Step inside to an inviting open-concept main floor, where soaring vaulted ceilings and an eye-catching stone fireplace create a warm yet grand focal point. The chef’s kitchen is thoughtfully designed seamlessly connecting the dining area and spacious living room. Just beyond, a sunroom with panoramic views invites you to relax and soak in the beauty of your private country estate. The lower level is equally impressive, featuring 2 additional bdrms, a jack & jill bath, and a grand recreation room—ample storage ensures everything has its place. Outside, the property is completed with a 53.5’ x 42’ shop. Rolling fields and open skies surround you, creating a serene and truly unique homestead. This is more than a home—it’s a lifestyle, offering a peace of country.

Built in 2005

## **Essential Information**

MLS® #                      E4452658



|                |                        |
|----------------|------------------------|
| Price          | \$2,423,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,197                  |
| Acres          | 72.86                  |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 54115 Range Road 263  |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8T 1A9               |

### Amenities

|          |                                                                 |
|----------|-----------------------------------------------------------------|
| Features | Air Conditioner, No Smoking Home, Sunroom, Wet Bar, See Remarks |
|----------|-----------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood                                                                     |
| Exterior Features | Backs Onto Lake, Golf Nearby, No Back Lane, Shopping Nearby, See Remarks |
| Construction      | Wood                                                                     |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

Date Listed August 13th, 2025

Days on Market 23

Zoning Zone 70

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