

# **\$499,900 - 82 54519 Rge Road 272, Rural Sturgeon County**

MLS® #E4431843

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,770 sqft

Rural on 1.01 Acres

Shil Shol Estate, Rural Sturgeon County, AB

Private location backing onto the Sturgeon River. Easy drive down from St. Albert or with Pavement all the way to the front door. 1.5 Storey home, vaulted ceilings, bright and open plan. Spacious front entry, very large living room family area, massive floor to ceiling windows make this home super bright. Kitchen also many windows, dining area, counter top eating bar, lots of cabinets & all appliances will stay. Primary bedroom has a large 4 piece ensuite bath, his/her closet. There is 2 more large bedrooms, one has a glass patio door to back yard patio. Laundry and utility area is located by the back entrance to the double heated attached garage. Super sized back deck 26x24 with a view of the River. Fully landscaped with trees, lawn, front & back aggerate patio's, private fenced back yard, firepit. Double attached has front and back over head doors, in-floor heating. Bonus another garage, heated 28 x 26, 2 overhead doors & a 11x8 ft. storage area. Come and enjoy country living at a affordable price!

Built in 1994

## **Essential Information**

MLS® # E4431843

Price \$499,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,770
Acres	1.01
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	82 54519 Rge Road 272
Area	Rural Sturgeon County
Subdivision	Shil Shol Estate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1X7

### **Amenities**

Features	Deck, See Remarks
----------	-------------------

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, See Remarks, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Flat Site, Landscaped, Private Setting, River View, See Remarks
Lot Description	54.6x73.1
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed April 19th, 2025

Days on Market 14

Zoning Zone 70

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 May 3rd, 2025 at 1:02pm MDT