

\$1,979,000 - 7 24524 Twp Rd 544, Rural Sturgeon County

MLS® #E4430376

\$1,979,000

5 Bedroom, 5.00 Bathroom, 4,212 sqft

Rural on 0.49 Acres

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

MODERN LUXURY MEETS NATURE IN THE CROSSING AT RIVERS EDGE in this custom Viga Developments walk-out Bungalow with 7,400+ sq.ft. of custom living space. Set on a 0.49-acre RAVINE lot backing the Sturgeon River Valley, this stunning walkout offers 5 beds, 4 full + 2 half baths & a private upper-level suite with separate HVAC. Control4 automation, triple-glazed windows, EIFS stucco, in-floor heating, & 10'x14 ft. ceilings. The main living area features soaring 14 FT. RUSTIC WOOD BEAM CEILINGS, a custom glass feature wall, SPA LIKE PRIMARY BERDOOM RETREAT, chef's kitchen boasting a 36" dual-fuel range, professional series appliances, dual garburators, built-in buffet, & wine fridge. Entertain in the enclosed sunroom, basement bar with kegerator, wine room, & gym. The 1,450 sq.ft. heated triple garage includes polyaspartic floor system. Professionally landscaped with LED lighting, 8-zone irrigation, Wi-Fi lit firepit & insulated shed. A one-of-a-kind blend of smart technology, luxury design, and natural beauty



Built in 2013

Essential Information

MLS® #	E4430376
Price	\$1,979,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	4,212
Acres	0.49
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7 24524 Twp Rd 544
Area	Rural Sturgeon County
Subdivision	Crossing At River's Edge
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8N 1M9

Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Fire Pit, Hot Tub, Patio, Sprinkler Sys-Underground, Sunroom, Walkout Basement, Wall Unit-Built-In, Wet Bar, See Remarks, 9 ft. Basement Ceiling
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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
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, River Valley View, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 11th, 2025
Days on Market	7
Zoning	Zone 60

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Listing information last updated on April 18th, 2025 at 6:47pm MDT