

# **\$1,100,000 - 54207 Rge Road 275, Rural Sturgeon County**

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MLS® #E4453971

**\$1,100,000**

4 Bedroom, 4.50 Bathroom, 2,378 sqft

Rural on 10.00 Acres

None, Rural Sturgeon County, AB

Welcome to a truly one-of-a-kind European-inspired homestead on 10 rolling acres! Built in 1987 with 8" walls and over 3,300 sq ft across three levels, this home blends timeless rustic character with modern luxury. Wide pine floors, rich wood details, and a traditional Kachelofen set an old-world tone, while thoughtful updates add comfort and style. Upstairs you'll find 3 spacious bedrooms with walk-ins, including a second primary with new ensuite and balcony with sweeping city views! The main floor showcases a refreshed kitchen with quartz counters, walk-in pantry, coffee bar, and a brand-new primary suite with elegant ensuite featuring pine accents and deck access. The walkout basement offers a den with bar, canning kitchen, mudroom, and upgraded mechanicals with RO water. Outbuildings include a studio with wood stove and pizza oven, pole barn, workshop, and chicken coop. Gardens, fruit trees, and trails complete this European-style retreat-perfect for recreation, farming, or creating an AirBnB escape!

Built in 1987

## **Essential Information**

MLS® #                      E4453971



|                |                        |
|----------------|------------------------|
| Price          | \$1,100,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,378                  |
| Acres          | 10.00                  |
| Year Built     | 1987                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 54207 Rge Road 275    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 1Y9               |

### Amenities

|          |                                                                                                                                                                         |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Club House, Deck, Front Porch, No Smoking Home, Parking-Extra, Party Room, Patio, R.V. Storage, Social Rooms, Walkout Basement, Wet Bar, Workshop, Exterior Walls 2"x8" |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | ensuite bathroom  |
| Heating           | See Remarks, Wood |
| Stories           | 3                 |
| Has Basement      | Yes               |
| Basement          | Full, Finished    |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                              |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Hillside, Private Setting, Rolling Land, Vegetable Garden |
| Construction      | Wood                                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 21st, 2025  
Days on Market                22  
Zoning                              Zone 70

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