

## \$1,000,000 - 27510 Hwy 37, Rural Sturgeon County

MLS® #E4457882

**\$1,000,000**

5 Bedroom, 5.00 Bathroom, 3,568 sqft

Rural on 10.95 Acres

None, Rural Sturgeon County, AB

PROPERTY BEING SOLD "AS-IS, WHERE-IS" WITH NO WARRANTIES OR REPRESENTATIONS. Situated on 10.95 acres, this custom built 2-storey home offers 5 bedrooms and 5 bathrooms with a fully finished walkout basement. The living room showcases 21' vaulted ceiling, massive windows, a stone fireplace and a huge balcony. The kitchen includes cherry wood cabinets and granite countertops. The upper level features three bedrooms and a bonus room, while the main level includes the primary suite plus an additional bedroom. The walkout basement is finished to the same standard as the main floor with multiple large rooms, a wet bar, wood-burning fireplace, and access to the patio making it perfect for entertaining. **ADDITIONAL FEATURES:** Heated quad garage (47'x32'), spacious heated shop, and storage shed. Convenient access to highways, and approximately 20 mins from west Edmonton.

Built in 2008

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4457882    |
| Price     | \$1,000,000 |
| Bedrooms  | 5           |
| Bathrooms | 5.00        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 5                      |
| Square Footage | 3,568                  |
| Acres          | 10.95                  |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 27510 Hwy 37          |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 0J2               |

### Amenities

|          |                                                                   |
|----------|-------------------------------------------------------------------|
| Features | Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, See Remarks |
|----------|-------------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Stories           | 3                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood                                                  |
| Exterior Features | Fenced, Flat Site, Landscaped, Treed Lot, See Remarks |
| Construction      | Wood                                                  |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 29                   |
| 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 October 13th, 2025 at 10:32pm MDT