

Courtesy Of Mike Racich and Matthew D Barry Of Exp Realty

# **\$999,900 - 299 Estate Way Crescent, Rural Sturgeon County**

MLS® #E4427659

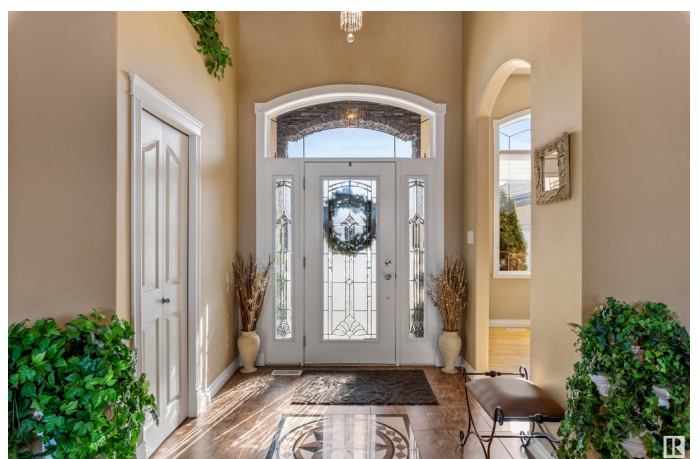
**\$999,900**

4 Bedroom, 3.00 Bathroom, 2,345 sqft

Rural on 0.59 Acres

Banks of Sturgeon Valley, Rural Sturgeon County, AB

Looking for acreage living minutes from St. Albert? This impeccable 2,340 sqft CUSTOM BUILT home in the THE BANKS is for you! As soon as you walk in you will see the attention to detail. The kitchen is a chef's dream w/ crown molding, s/s appliances (incl a Wolf stove) tile backsplash, GRANITE countertops, eating bar island & pantry. The spacious living area has a gas f/p & access to the yard. The dining room has plenty of room to host. The spacious primary bedroom has a walk in closet & a 5pce ensuite w/ STEAM SHOWER & JETTED TUB. 2 bedrooms, a main 4pce bath, laundry room & den complete the main floor. The basement is FULLY FINISHED w/ a large 4th bedroom, 3pce bath, theatre room, HUGE BAR & a large entertaining area. Additional features incl 12' ceilings on main floor, A/C throughout, infloor heat in the basement, parts of main floor & garage via a boiler system, surround sound & a HEATED TRIPLE ATTACHED GARAGE. Enjoy your outdoor oasis on 0.59 acres w/ aggregate patio, deck & landscaping!



Built in 2006

## **Essential Information**

MLS® #	E4427659
Price	\$999,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,345
Acres	0.59
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	299 Estate Way Crescent
Area	Rural Sturgeon County
Subdivision	Banks of Sturgeon Valley
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0C7

### **Amenities**

Features	Air Conditioner, Deck, Wet Bar, See Remarks
----------	---

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 7

Zoning Zone 60

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 April 3rd, 2025 at 1:17pm MDT