

# **\$1,597,000 - 72 25214 Coal Mine Road, Rural Sturgeon County**

MLS® #E4442256

**\$1,597,000**

4 Bedroom, 2.50 Bathroom, 3,341 sqft

Rural on 0.51 Acres

Greystone Manor, Rural Sturgeon County, AB

ABSOUTELY STUNNING acreage with VIEW of pond. Best lot in Greystone! This custom home is a MASTERPIECE OF ELEGANCE AND NATURE w. over 3300 sq ft. PLUS another 2880 sq ft in WALKOUT developed basement. This exquisite home backs onto a tranquil pond and offers a rare blend of timeless elegance, modern luxury, and nature-infused serenity. The grand foyer and great room offer SWEEPING VIEWS of nature, rich walnut hardwood floors, travertine tiles w. in floor heating, hand painted ceilings and custom designed doors. Dining room has temp controlled wine wall. Chef's kitchen features two-toned custom cabinetry, granite countertops, and top-tier appliances. Primary bedroom has its own gas f/p, a walk-in closet beyond compare and a luxurious 6-piece ensuite. 3 seasons room and gym. WALKOUT BSMT has in-floor heating, wet bar, rec. room, theatre room, and three bedrooms. Triple attached garage PLUS single garage for back yard access. Tiered deck, outdoor BBQ kitchen and VIEWS.

Built in 2007

## **Essential Information**

MLS® #

E4442256



Price	\$1,597,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,341
Acres	0.51
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	72 25214 Coal Mine Road
Area	Rural Sturgeon County
Subdivision	Greystone Manor
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A8

### Amenities

Features	Air Conditioner, Bar, Barbecue-Built-In, Closet Organizers, Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Sunroom, Vinyl Windows, Walkout Basement, Wet Bar, Workshop
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Lake View, Landscaped, Stream/Pond

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 60
HOA Fees	250
HOA Fees Freq.	Annually

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 June 16th, 2025 at 8:32pm MDT