

# \$849,997 - 54403 Range Road 263, Rural Sturgeon County

MLS® #E4457440

**\$849,997**

5 Bedroom, 3.50 Bathroom, 1,820 sqft  
Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Welcome to your dream acreage just minutes from St. Albert! Nestled on 2.47 beautifully landscaped acres, this stunning 5-bedroom, 4-bath bungalow offers the perfect blend of luxury and tranquility. Featuring 9-foot ceilings on both levels, rich hardwood floors, and a spacious open-concept design, this home is ideal for family living and entertaining. The main floor boasts a bright living area, a chef’s kitchen, and access to a screened-in porch—perfect for enjoying the outdoors without the bugs. Downstairs, enjoy a large recreation space complete with a dedicated pool table room. Step outside to find a charming outdoor gazebo, ideal for a hot tub or relaxing under the stars. A heated triple-car garage offers plenty of space for vehicles and toys. Don’t miss this rare opportunity to own a fully finished acreage with high-end finishes and room to roam—just a short drive to all the amenities of St. Albert!

Built in 2008

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457440  |
| Price     | \$849,997 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,820                  |
| Acres          | 2.47                   |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 54403 Range Road 263  |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8T 1B5               |

### Amenities

|          |                                                                                                                                                                 |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Gazebo, Hot Tub, Insulation-Upgraded, Parking-Extra, Sunroom, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 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 | Landscaped         |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed September 12th, 2025

Days on Market 5

Zoning Zone 60

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