\$2,999,000 - 54322 Rge Rd 253, St. Albert

MLS® #E4443789

\$2,999,000

3 Bedroom, 4.00 Bathroom, 2,700 sqft Single Family on 2.47 Acres

Annexation Lands, St. Albert, AB

What! An acreage in the City!!?? You bet! A 2.47 acre parcel of annexed land, zoned Transitional w a 120x50 barndominium style structure newly built in 2021. Peaceful acreage living in the City or prefer a business venture? ... the possibilities are endless!! The building houses 2 living spaces, garage & shop. The main residence showcases 2000 sqft open concept, 9' ceilings, 2 primary suites one steps out to a west facing deck, 2-4 pce ensuites, huge kitchen, dining & living rms w big wrap around windows & south facing deck, laundry rm & 2 pce guest bath. The garage suite is 700 sqft, 9' ceilings, 1 bdrm, 4pce bath w/laundry, living areas & separate entry w deck. The 50x80 shop has 20' ceilings, 2 pce bath, 4-12x14 overhead doors, each bay w man door, ceiling fan, exhaust fan, h&c water, floor drains & window. 30x40 garage has 9' ceilings, 2-12x8 overhead drs, man door, exhaust fan & floor drains. Did I mention A/C & the entire slab is in-floor heat, f/a heat up, 6' chainlink fence & gated w coded entry.

Built in 2021

Essential Information

MLS® # E4443789 Price \$2,999,000

Lease Rate \$100







Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 2

Square Footage 2,700

Acres 2.47

Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 54322 Rge Rd 253

Area St. Albert

Subdivision Annexation Lands

City St. Albert
County ALBERTA

Province AB

Postal Code T8T 1R8

Amenities

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet

Organizers, Deck, Detectors Smoke, Guest Suite, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, R.V. Storage, Racquet Courts, Vinyl Windows, Exterior Walls 2"x8", 9 ft. Basement

Ceiling

Parking Heated, Insulated, Over Sized, Quad or More Attached, RV Parking,

Shop

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage

Control, Garage Opener, Humidifier-Power(Furnace), Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall

Mount

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Metal

Exterior Features Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, No.

Back Lane, Schools, Shopping Nearby

Roof Metal

Construction Wood, Metal

Foundation Concrete Perimeter

Additional Information

Date Listed June 22nd, 2025

Days on Market 132

Zoning Zone 24

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