



Rural Sturgeon County

M 4 R 27 T 54 S 17 Q NW LP:

\$799,000

3-54227 RGE ROAD 275

T8R 1Y9

SP:

M

Listing ID #

E4490772

Building Type

Detached Single Family

Style

1 and Half Storey

Year Built

2014

Total Acreage

2.400

Community

None

Nearest Town

Spruce Grove

Dist to Town

12 min to Spruce Grove, 14

Agricultural

Sold Date

Beds Above/Total

3 / 3

Baths Half/Full

0 / 2

Total Baths

2.0

Tot Floor AG SqM

240.13

Tot Floor AG SF

2,584.76

ACTIVE

URL-Virtual Tour URL-Brochure

Perched high above the valley with stop-in-your-tracks views, this breathtaking log home feels like a hidden retreat pulled straight from the mountains. Towering cathedral ceilings and chalet style windows immediately pull you in, creating the feeling of a private luxury retreat. The heart of the home is warm and inviting with a stunning kitchen featuring a designer approved island, wood countertops, and seamless flow into the dining area with door leading to the deck for quiet morning coffees and long summer evenings. The main floor also offers two spacious bedrooms, a beautifully finished 5pc bath, and large pantry. Upstairs, the handcrafted log staircase leads to an impressive primary retreat with a 5pc ensuite and serene south facing views. The walkout basement is bright and expansive with large windows, rough-ins for a bathroom and wet bar, and space for future bedrooms, guests, or the ultimate family entertaining area. This out-of-subdivision, custom log home offers the lifestyle buyers dream about.

Directions From Spruce Grove head north on Jennifer Heil Rd. Keep left to stay on Jennifer Heil Rd. Continue onto Range Rd 274, Turn left onto AB-633 W, Turn right onto Range Rd 275. Property will be on the right about a mile down.

Living Room	4.74 x 6.12	M	Bedroom 3	3.77 x 3.20	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.59 x 7.53	M	Bedroom 4			1	5	U	Yes	Main	155.93	1,678.43
Kitchen	3.47 x 4.67	M	Laundry Room	3.35 x 1.77	B	2	5	M	No	Upper	84.20	906.33
Family Room			Recreation Room	9.02 x 12.5	B	3				Above Grd		
Den						4				Lower	135.86	1,462.40
Bonus Room						5				Below Grd		
Primary Bedrm	9.44 x 8.52	U				6				Tot Flr AG	240.13	2,584.76
Bedroom 2	3.78 x 3.19	M				7				# Finished	2	

Heat Source

Natural Gas

Heat Type

Forced Air-1

Foundation

Insulated Concrete Form

Roof Type

Metal

Exterior

Log

Flooring

Hardwood, Laminate Flooring

Features

Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, No Smoking Home, Open Beam, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement

HS Desc

Paid For

Construction

Log

Basement/Dev

Full / Partly Finished

Separate Ent

Yes

Lot Shape

Irregular

Front x Depth

(m) x (m)

Zoning

Tax Amount

\$4,055.65 / 2025

Fireplace

Fuel

FP Type

Acres Freehld

Acres Leasehld

Major Use

Env Assessmt

Type

Reg Wtr Rights

No

Acres Water Rights

Water Desc

Paid For

Phone Desc

None

Water Supply

Drilled Well

Goods Incl

Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, TV Wall Mount

Goods Excl

Wooden Porch Swing on Deck (Heirloom)

Site Features

Golf Nearby, Landscaped, Private Setting, Treed Lot

Parking

No Garage, RV Parking

Sewer/Septic

Septic Tank & Field

Power Service

Paid For

Out Building

Road Access

Gravel

Park Encl/Tot

/

Garage Dim

Conform/Yr	/	2nd Suite	No	Permit By Seller	
Condo Name		Garden Suite		Garage Suite	
Condo Fee	/	HOA Fee	No	HOA Fee/Sched	/
Fee Includes		HOA Fee Incl			