



Rural Sturgeon County **M 4 R 26 T 54 S 24 Q** **LP: \$960,000**
 #209 26023 TWP ROAD 544 T8T 0E4 **SP:** M

Listing ID # E4480368 **ACTIVE**
Building Type Detached Single Family **Agricultural**
Style Hillside Bungalow **Sold Date**
Year Built 2012 **Beds Above/Total** 3 / 5
Total Acreage 0.500 **Baths Half/Full** 0 / 3
Community Northern Lights Estates **Total Baths** 3.0
Nearest Town St. Albert **Tot Floor AG SqM** 176.73
Dist to Town **Tot Floor AG SF** 1,902.32

[URL-Virtual Tour](#) [URL-Brochure](#)

Discover exceptional country living in this large custom-built 2012 walkout bungalow offering 3700 total sq ft in desirable Northern Lights Estates, set on 0.5 acres. Featuring 3 bdrms up, including a spacious primary with 5pc ensuite complete with jacuzzi tub. Fully finished walkout basement with 2 add'l beds and Jack and Jill washroom. This home offers flexible space for family living, entertaining, or multigenerational comfort. Soaring vaulted and 9' ceilings, gorgeous central staircase, and stone fireplace create a bright, inviting atmosphere. The quality kitchen boasts granite counters, gas range, double wall oven, and large walk-in pantry. Enjoy breathtaking sunsets from the raised, west-facing deck. The impressive quad garage includes a bay with a 12' overhead door, ideal for a hoist, plus drive-through tandem access and 100 amp panel. Recent upgrades include a 2024 concrete driveway and fibre optic. Municipal water/sewer service, air-conditioning, and minutes to St. Albert. Fantastic opportunity!

Directions

Living Room	5.18 x 4.69	M	Bedroom 3	3.18 x 3.35	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.70 x 3.16	M	Bedroom 4	3.12 x 4.01	L	1	4	M	No	Main		
Kitchen	3.35 x 4.11	M	Bedroom	3.75 x 3.80	L	2	5	M	Yes	Upper		
Family Room	4.17 x 7.09	L	Recreation Room	8.78 x 9.20	L	3	4	L	No	Above Grd		
Den			Laundry Room	2.58 x 3.30	M	4				Lower		
Bonus Room			Utility Room	5.09 x 3.85	L	5				Below Grd		
Primary Bedrm	4.39 x 5.67	M	Pantry	3.24 x 1.81	M	6				Tot Flr AG	176.73	1,902.32
Bedroom 2	3.05 x 3.31	M				7				# Finished	2	

Heat Source Natural Gas **HS Desc** Paid For
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stucco
Flooring Carpet, Ceramic Tile, Hardwood
Features Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Vacuum System-Roughed-In

Construction Wood Frame
Basement/Dev Full / Fully Finished
Separate Ent
Lot Shape **Front Exp**
Front x Depth (m) x (m)
Zoning
Tax Amount \$4,749.84 / 2025
Fireplace Yes **Fuel** Gas
FP Type Stone Facing

Goods Incl Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Oven Built-In-Two, TV Wall Mount, Garage Heater

Acres Freehld **Acres Leasehld**
Major Use
Env Assessmt **Type**
Reg Wtr Rights **Acres Water Rights**
Water Desc None **Phone Desc** Other
Water Supply Municipal

Goods Excl Bench in garage, one shelf in garage, garage hoist, hot tub

Sewer/Septic Holding Tank, Municipal/Community

Site Features Golf Nearby, No Back Lane, No Through Road, Shopping Nearby

Power Service Paid For
Out Building

Parking Heated, Insulated, Quad or More Attached, Tandem

Road Access See Remarks

Park Encl/Tot / **Garage Dim**

Conform/Yr	/	2nd Suite	No	Permit By Seller
Condo Name		Garden Suite		Garage Suite
Condo Fee	/	HOA Fee	Yes	HOA Fee/Sched \$600.00 / Annually
Fee Includes		HOA Fee Incl	Amenities w/HOA, See Remarks	