

# \$1,000,000 - 27510 Hwy 37, Rural Sturgeon County

MLS® #E4457882

**\$1,000,000**

5 Bedroom, 5.00 Bathroom, 3,568 sqft

Rural on 10.95 Acres

None, Rural Sturgeon County, AB

PROPERTY BEING SOLD "AS-IS, WHERE-IS" WITH NO WARRANTIES OR REPRESENTATIONS. Situated on 10.95 acres, this custom built 2-storey home offers 5 bedrooms and 5 bathrooms with a fully finished walkout basement. The living room showcases 21' vaulted ceiling, massive windows, a stone fireplace and a huge balcony. The kitchen includes cherry wood cabinets and granite countertops. The upper level features three bedrooms and a bonus room, while the main level includes the primary suite plus an additional bedroom. The walkout basement is finished to the same standard as the main floor with multiple large rooms, a wet bar, wood-burning fireplace, and access to the patio making it perfect for entertaining

**ADDITIONAL FEATURES:** Heated quad garage (47'x32'), spacious heated shop, and storage shed. Convenient access to highways, and approximately 20 mins from west Edmonton.

Built in 2008

## Essential Information

MLS® #	E4457882
Price	\$1,000,000
Bedrooms	5
Bathrooms	5.00



Full Baths	5
Square Footage	3,568
Acres	10.95
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	27510 Hwy 37
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 0J2

### **Amenities**

Features	Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, See Remarks
----------	---

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Flat Site, Landscaped, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	47
Zoning	Zone 70

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 November 1st, 2025 at 8:17pm MDT