

\$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

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|----------|-------------|
| MLS® # | E4443789 |
| Price | \$2,999,000 |
| 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 17

Zoning Zone 24

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Listing information last updated on July 9th, 2025 at 12:48pm MDT