

# **\$1,199,000 - 77 Riverview Court, Rural Sturgeon County**

MLS® #E4426931

**\$1,199,000**

5 Bedroom, 3.50 Bathroom, 2,961 sqft

Rural on 0.17 Acres

River's Gate, Rural Sturgeon County, AB

**DREAM HOME! DESIRABLE LOCATION!**  
**HEATED TRIPLE CAR GARAGE!** Welcome to River's Gate in Sturgeon County, a Community that blends nature w/convenience. Next to the Golf & Country Club, hiking trails & minutes from St. Albert! Contemporary 2 storey w/nearly 3,000sqft of living space plus finished basement! Functional open concept floor plan-perfect for entertaining! Chef's kitchen offers high end appliances, side by side fridge & freezer, butler's pantry, quartz counters & expansive island w/seating. Upstairs has 4 sizable bedrooms w/built-ins & custom closets. Primary offers massive walk-in closet & 5pce spa-like ensuite, luxurious soaker tub, glass shower & double sinks. Dedicated laundry room on the same level. Finished basement complete w/5th bedroom, 4pce bath, rec room & tons of storage. Features:A/C, wood accents, tons of windows & natural light, high ceiling, 2 cozy gas fireplaces, mudroom, computer nook, covered deck w/gas BBQ hook up & hot tub wiring. This is a place you will be proud to call home!

Built in 2024

## **Essential Information**

MLS® #	E4426931
Price	\$1,199,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,961
Acres	0.17
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	77 Riverview Court
Area	Rural Sturgeon County
Subdivision	River's Gate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1S6

### Amenities

Features	Closet Organizers, Deck, No Smoking Home, HRV System, Natural Gas BBQ Hookup
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, No Back Lane, No Through Road
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 21st, 2025
Days on Market	59
Zoning	Zone 60
HOA Fees	780
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF 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 May 19th, 2025 at 7:32pm MDT