

\$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

MLS® #	E4443789
Price	\$2,999,000
Lease Rate	\$100



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	99
Zoning	Zone 24

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Listing information last updated on September 29th, 2025 at 4:17am MDT