

\$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
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 22

Zoning Zone 24

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 July 14th, 2025 at 2:47am MDT