

## \$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 | 116             |
| Zoning         | Zone 24         |

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Listing information last updated on October 16th, 2025 at 2:47am MDT