

# \$539,702 - 302 25100 Twp Rd 554, Rural Sturgeon County

MLS® #E4421252

**\$539,702**

4 Bedroom, 3.00 Bathroom, 1,509 sqft

Rural on 0.20 Acres

None, Rural Sturgeon County, AB

NEARLY 3000 SQ FT OF FAMILY-FRIENDLY LIVING...~!WELCOME HOME!~ Located in Cardiff, one of Edmonton and area's best family-friendly communities, this home blends small-town charm with big-city access (6 minutes to Morinville, 12 to St. Albert & 15 to Edmonton). The bright, open design features a great room with vaulted ceilings, a spacious kitchen with an island, and a cozy gas fireplace—perfect for family gatherings. The primary suite? A private retreat with a walk-in closet and ensuite. The basement? Fully finished with a huge rec space, play area, and extra bedroom with a full bath—ideal for guests or teens. The backyard? Made for making memories, with a covered deck, BBQ hookup, and firepit for cozy nights outdoors. Parking? TONS of space for vehicles, guests, and even extra toys! Designed for family living—this home checks all the boxes! This is Living in Cardiff!

Built in 2007

## Essential Information

MLS® #	E4421252
Price	\$539,702
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,509
Acres	0.20
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	302 25100 Twp Rd 554
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 2G5

### Amenities

Features	Air Conditioner, Deck, See Remarks, Natural Gas BBQ Hookup
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Golf Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 12th, 2025
Days on Market	67
Zoning	Zone 60

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 April 20th, 2025 at 12:17am MDT