

Courtesy Of Omar Abubaha Of Sable Realty

# \$1,500,000 - 70 25214 Coal Mine Road, Rural Sturgeon County

MLS® #E4421722

**\$1,500,000**

5 Bedroom, 4.50 Bathroom, 3,157 sqft

Rural on 0.71 Acres

Greystone Manor, Rural Sturgeon County, AB

Escape to rural paradise in Greystone Manor, just minutes from the city! This stunning 4/5 bedroom walk-out bungalow backs onto a peaceful pond and offers 5,490 sq.ft. of fully developed living space. A grand foyer leads to an entertainer's dream layout with soaring ceilings, open spaces, massive windows, and a 2-sided fireplace. The chef-inspired kitchen features custom cabinetry, granite, stainless steel appliances, gas stove, dual ovens, and a butler's kitchen with an oversized pantry. The main bedroom boasts a 2-sided fireplace, 5-piece ensuite, large walk-in closet, and private deck access. The second bedroom, lofted above the quad garage, offers vaulted ceilings, a walk-in closet, ensuite, and private patio. The basement is a showstopper with hardwood floors, a wet bar, recreation area, 2 more bedrooms, and 2 baths. This home offers the perfect balance of luxury and comfort—truly a 10+!

Built in 2008

## Essential Information

MLS® #	E4421722
Price	\$1,500,000
Bedrooms	5
Bathrooms	4.50



Full Baths	4
Half Baths	1
Square Footage	3,157
Acres	0.71
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	70 25214 Coal Mine Road
Area	Rural Sturgeon County
Subdivision	Greystone Manor
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A8

### **Amenities**

Features	Fire Pit, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 15th, 2025
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Days on Market 27

Zoning Zone 60

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Listing information last updated on March 14th, 2025 at 8:47am MDT