

# \$699,999 - 216 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4461519

**\$699,999**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.50 Acres

River's Gate, Rural Sturgeon County, AB

Build your dream home in prestigious River's Gate! This beautiful level lot offers the perfect opportunity to design your custom home in one of Sturgeon County's most sought-after communities. Surrounded by luxury properties and timeless architecture, River's Gate blends natural beauty with modern convenience. Enjoy municipal water and sewer, scenic walking trails, and nearby access to Riverlot 56 and the Sturgeon Valley Golf & Country Club. Just 5 minutes to St. Albert and 12 minutes to Edmonton's north side, this location offers both tranquility and accessibility. Experience the unmatched lifestyle of River's Gate where quality craftsmanship and peaceful living meet in the Sturgeon Valley.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4461519        |
| Price     | \$699,999       |
| Bathrooms | 0.00            |
| Acres     | 0.50            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 216 25122 Sturgeon Road |
| Area        | Rural Sturgeon County   |
| Subdivision | River's Gate            |
| City        | Rural Sturgeon County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8T 1S6                 |

## Exterior

Exterior Features    Gated Community, See Remarks

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 60           |

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Listing information last updated on October 17th, 2025 at 10:47am MDT