

# \$799,900 - 71 Hillsborough Heights, Rural Sturgeon County

MLS® #E4425515

**\$799,900**

6 Bedroom, 5.50 Bathroom, 2,579 sqft  
Rural on 3.76 Acres

Hillsborough, Rural Sturgeon County, AB

Welcome Home! This executive bungalow is located on a 3.76 acre, pretty parcel of land in the subdivision of Hillsborough. Enjoy a fully fenced, treed lot, a roundabout driveway and a triple garage that is bright & heated, w/200Amp power and 8' doors. With over 2500 sq.ft on just the main level this home features 6 bedrooms, 6 bathrooms, 1 office, a formal dining room, a breakfast nook, & a wet bar. The dream kitchen features a vaulted ceiling, incredible cabinet space, gleaming countertops, 2 sinks, a gas stove with a double oven. The back patio is private and accessible from 4 sets of french doors. The great room features a wood-burning fireplace and plenty of space to entertain. Downstairs you will find an open rec room, 3 more bedrooms (one has an en suite), a storage room, and a main bathroom. The home and garage are connected by a heated breezeway, w/ access to both the front yard & backyard. This parcel is truly an oasis, offering the privacy we all crave. Newer Furnace, Hot Water Tanks and AC.

Built in 2006

## Essential Information

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Price	\$799,900
Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	2,579
Acres	3.76
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	71 Hillsborough Heights
Area	Rural Sturgeon County
Subdivision	Hillsborough
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N5

### **Amenities**

Features	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Greenhouse, Hot Water Electric, Parking-Extra, R.V. Storage, Secured Parking, Vaulted Ceiling, Vinyl Windows, Wet Bar, Storage Cage, Natural Gas BBQ Hookup
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### **Interior**

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

### **Exterior**

Exterior	Wood
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Exterior Features Backs Onto Park/Trees, Fence  
Construction Wood  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 13th, 2025  
Days on Market 1  
Zoning Zone 60



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