



**GRASSROOTS**  
REALTY GROUP

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**53416 Range Road 175A**  
**Rural Yellowhead County, Alberta**

**MLS # A2225647**



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,757 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	9.88 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lawn, Many Trees, Private		

**Heating:** In Floor, Natural Gas

**Water:** Well

**Floors:** Carpet, Hardwood, Laminate

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 30-53-17-W5

**Exterior:** Wood Frame

**Zoning:** RD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Sauna

**Inclusions:** None

Bright and spacious 4-bedroom family home on 9 acres close to town on Grande Prairie Trail. A large entry welcomes guests to the main floor great room with vaulted ceilings, hardwood maple floors, and a gas fireplace. The bright kitchen has a huge multi-level island and maple cabinets. The great room is wrapped with a 700 square foot deck with mountain views. A spacious master bedroom has 4 closets, a dressing room, 4-piece ensuite, and a private cedar sauna. Just down the hall is another full bathroom and bedroom. The basement to this bi-level is super bright with 9' ceilings, large windows, and in-floor heat. The huge 30' family room with vinyl plank flooring and a second gas fireplace can be enjoyed by the whole family, or split into more bedrooms if needed. Down the hall are 2 more bedrooms, a full bathroom, and a full laundry room with sink. The yard features tons of storage space with an attached double garage, car shed, and under-deck storage for gardening equipment. With almost 10 acres of private trees and gardens, this property is perfect for a family looking for an acreage close to town.