



GRASSROOTS
REALTY GROUP

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54118 Range Road 164
Rural Yellowhead County, Alberta

MLS # A2237637



\$765,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,931 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	RV Access/Parking		
Lot Size:	9.49 Acres		
Lot Feat:	Paved, Treed, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-54-16-W5
Exterior:	Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Hot Tub, Built In Vacuum and attachments

Looking for that "WOW" factor? This is an absolute stunning, one of a kind property! This home features nearly 2,000 sq ft above grade plus a fully finished, walkout basement for a total living space of 3123 sq ft. The main floor boasts a large welcoming entryway & leads to a spectacular, open & expansive living room! The fireplace has impressive stone work and features an Archgard gas insert. The kitchen is massive with a spacious eat in dining area. If you prefer more formal dining, there is also an actual room just for this purpose! The main level of this home also has an office space/bedroom and a bathroom. The upper level loft area is amazing for Family movie night! The lower level is a walkout basement with 4 really large bedrooms & 2 impressive bathrooms & laundry room. And don't forget the outdoors! Located on the Edson River, this beautifully landscaped 9.49 acres has a fantastic fire pit area complete with power & gazebo & numerous other out buildings required for acreage living. Did I mention the covered deck? Large enough to allow for lots of outdoor furniture. It even has a TV area! After playing outside all day, spend your evenings relaxing in the hot tub! And tuck the vehicles in at night in the attached 26 x 30 garage! To truly appreciate this property & it's beauty it must be seen!