



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

53304 Range Road 180
Rural Yellowhead County, Alberta

MLS # A2238948



\$2,500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,232 sq.ft.	Age:	2022 (3 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, In Garage		
Lot Size:	9.81 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Level,		

Heating:	Boiler, High Efficiency, In Floor, Floor Furnace, Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	24-53-18-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	RD
Foundation:	Piling(s), Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Starlink Internet through the entire property, includes boosters		

Drive through the security gates and experience luxury acreage living just minutes from Edson on 9.81 acres, with pavement right to your doorstep. This rare and extraordinary property offers exceptional versatility with TWO custom executive homes, TWO triple garages (one oversized to fit six vehicles), an Integrity Post Frame commercial-grade shop with 18-ft ceilings, three 16-ft overhead doors, in-floor heating, and a private pond perfect for year-round enjoyment. The first residence, built in 2023, is a stunning 3-bedroom, 2.5-bathroom custom smart home loaded with high-end features. It boasts a designer kitchen with a large pantry, under-cabinet lighting and plug-ins, a center island with sink, and beautiful custom cabinetry throughout. The living room showcases a striking fireplace with built-in storage, while the spacious primary suite includes a spa-inspired 5-piece ensuite with a glass steam shower, corner jetted tub, and walk-in closet. Additional features include in-floor heat with forced air backup, central A/C, remote blinds, automatic lighting in closets and pantry, Gemstone exterior lighting, a stamped concrete patio area wired for a hot tub, and a triple attached garage to complete this executive home. The second home, built in 2012, is a well-appointed 4-bedroom, 3.5-bathroom walk-out family home. Designed with comfort in mind, it features vaulted ceilings with warm wood accents, a main floor primary suite with 3-piece ensuite, main floor laundry, and a bright open-concept kitchen and living area. The upper level includes two more bedrooms and a loft-style family room, while the fully finished walk-out basement adds an additional bedroom, family room, bath, and direct access to the serene pond. Outside, enjoy a beautifully landscaped and expansive yard offering the perfect blend of privacy and space to relax, entertain, and play. The private pond provides

skating in winter, kayaking in summer, and picturesque views all year long. Whether you're seeking multi-generational living, a home-based business setup, or simply the chance to live large surrounded by nature, this property delivers it all. Feature Sheet available!