



**GRASSROOTS**  
REALTY GROUP

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**55418A Highway 751**  
**Rural Yellowhead County, Alberta**

**MLS # A2241889**



**\$728,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,878 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, See Remarks		
<b>Lot Size:</b>	157.45 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum, Wood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-55-11-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** N/A

Nestled in the heart of Yellowhead County, this exceptional 157.45-acre property offers privacy, natural beauty, and tremendous versatility, all with convenient access along paved Highway 751. Located within easy driving distance to Edson, Drayton Valley, and Whitecourt, the property is also close to Crown Land, fishing and hunting areas, ATV and snowmobile trails, and several recreational amenities, with rural school bus services nearby. The beautifully maintained home is situated on approximately 3 acres of landscaped yard, complete with a gravel driveway, mature trees, lawn and garden areas, patio and deck space, and peaceful surroundings. Approximately 20 acres are open pasture, while the remaining 134 acres consist of natural bushland featuring man-made trails ideal for walking, quadding, snowmobiling, and exploring year-round. The home is warm and inviting, offering hardwood flooring through much of the main level, a charming dining area with an exposed ceiling beam and large crank-out window, and a bright kitchen with full-height cabinetry, tile backsplash, hardwood floors, and updated lighting. The open-concept living room includes a wood-burning fireplace with heat fan and patio doors leading to a south-facing balcony overlooking the property. The upper level features two bedrooms, each with balcony access, along with an updated three-piece bathroom offering a jetted tub, large vanity, skylight, and newer flooring. The partially finished basement provides excellent additional space, including a family or recreation room, office/den, cool room, storage area, mechanical room, and direct access to the single attached garage. This well-appointed property also offers excellent infrastructure and functionality with dual heat sources including both a wood-burning furnace and gas furnace, two skylights for added natural light, wood

casement double-pane windows, a durable stucco and rock exterior, newer metal roofing on both the house and detached garage, and a pressure-treated front entrance deck. Outbuildings include a single attached garage, double detached garage, arch-rib Quonset, pole shed, and two lean-tos, providing abundant storage and workspace options. With tasteful updates over the years including paint, flooring, lighting, and bathroom upgrades, this mature rural estate combines residential comfort, recreational lifestyle, and agricultural opportunity in a beautiful and private setting.