



GRASSROOTS
REALTY GROUP

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55418A Highway 751
Rural Yellowhead County, Alberta

MLS # A2241889



\$728,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,878 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, See Remarks		
Lot Size:	157.45 Acres		
Lot Feat:	See Remarks		

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

Inclusions: N/A

157.45-Acre Acreage in Yellowhead County Nestled in the heart of Yellowhead County, this 157.45-acre property offers an exceptional opportunity to own a large, well-maintained rural estate with residential zoning (RD – Rural District). Located along paved Highway 751, the site provides convenient access to nearby towns including Edson, Drayton Valley, and Whitecourt, as well as a range of recreational amenities such as Crown Land, fishing spots, hunting grounds, ATV trails, and campgrounds. Rural school bus services are also nearby. The beautifully maintained home is set on approximately 3 acres of landscaped yard featuring a gravel driveway, mature trees, patio and deck space, garden beds, and lawn. The remainder of the land includes ~20 acres of open pasture and ~134 acres of natural bush, complete with man-made trails ideal for walking, quadding, and snowmobiling. Main Residence Highlights: • Hardwood flooring throughout much of the main level • Exposed ceiling beam in the dining area with large crank-out window for natural light • Kitchen with full-height cabinetry, tile backsplash, updated lighting, and hardwood floors • Open-concept living area with wood-burning fireplace (heat fan-equipped), patio doors leading to a south-facing balcony with expansive views • Two upper-level bedrooms, each with balcony access and updated finishes • Updated 3-piece upper bathroom with jetted tub, large vanity, skylight, and newer flooring • Basement is partially finished, featuring a family/recreation room, office/den, cool room, storage area, mechanical room, and direct access to the single attached garage Additional Features: • Dual heating options: wood-burning furnace and gas furnace • Two skylights for enhanced natural light • Wood casement crank-out windows (double pane) • Durable

stucco and rock exterior • Newer metal roofing on both the house and detached garage • Pressure-treated front entrance deck
Outbuildings: • Single attached garage • Double detached garage • Arch-rib Quonset • Pole shed • Two lean-tos
This mature rural property has seen a range of tasteful updates including flooring, paint, light fixtures, and bathroom fixtures. It presents a rare combination of residential comfort, recreational lifestyle, and agricultural opportunity — all set in a private and scenic location.