



GRASSROOTS
REALTY GROUP

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54028 Range Road 175
Rural Yellowhead County, Alberta

MLS # A2242348



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,347 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	50.98 Acres		
Lot Feat:	Landscaped, Lawn, Level, Low Maintenance Landscape, Secluded, Wooded		

Heating:	Baseboard, High Efficiency, Electric, See Remarks	Water:	Well
Floors:	Concrete	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	6-54-17-W5
Exterior:	Concrete, Post & Beam, Wood Frame, Wood Siding	Zoning:	Rural District
Foundation:	Slab	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wood Counters		

Inclusions: Refrigerator (3), Stand-up Freezer, Stove, Built-in Range, Dishwasher (2), Any existing window coverings, Garage door opener (1), Hot Tub, Husqvarna Robot Lawn Mower, Combination Washer/Condensing Dryer, Reverse Osmosis Filter in Kitchen, Alarm System, Built-in Shelving and table in office, Bedroom Wardrobes, Starlink, Living room TV

One-of-a-Kind Passive House on 51 Acres – Minutes from Edson. Welcome to Sunshine House—a remarkable 4-bedroom, 4-bathroom home that blends luxury, sustainability, and income potential on 51 serene acres just 7 minutes from Edson. This custom-built residence is a True Passive House, designed to reduce heating energy by up to 90% through world-leading construction methods and solar efficiency. South-facing orientation, " thermal mass concrete floors, and " thick R76-rated walls filled with Roxul insulation allow the home to absorb solar heat by day and radiate it back by night. The advanced wall system includes 2x6 framing, taped OSB vapor barrier, " I-joists, Agepan breathable sheathing, and vented cedar siding. Tilt-and-turn German triple-pane windows and dual-seal doors ensure airtight comfort and energy retention. The main floor features 3 bedrooms, 2 bathrooms, a gourmet kitchen, open living/dining area, a spacious office, ample storage, and direct access to the attached shop with its own bathroom and an elevator to reach the abundant 2nd level storage, attic and playroom. Upstairs, a private suite with its own bedroom, bathroom, kitchenette, and rec room serves as a fully-operational Airbnb, generating strong revenue since 2021. This suite is easily integrated back into additional living space for the main residence. The shop and Airbnb wing, added in 2019, is extremely well insulated with 2x10 framing, Agepan exterior, and a secondary 2x4 Roxul-insulated wall to house all plumbing and wiring—keeping the space efficient and comfortable thanks to excellent solar gain. The shop is heated by a WETT-certified wood stove (Jan 2025) and radiant in-floor heating via a glycol-filled system powered by an electric hot water tank. The " x " overhead door is double-sealed. Construction highlights include

10' x 10' fir post and beam roof support, a high-performance floor system with concrete, OSB, insulated I-joists, Agepan, and 6" of Styrofoam. The shop floor is 7" of concrete over 6" of foam. A professionally installed grid-tied solar array (Feb 2021) consistently generates credits and there are no batteries required. The roof is Tough Rib metal with a 50-year warranty. Outdoors, enjoy a 10' deep aerated pond (new pump in 2025) stocked with rainbow trout (2023), a 30x40 storage shed, a designated camping spot, several km of trails, bridges, cutlines, and abundant wildlife. Starlink internet is available, making the home ideal for remote work. Whether you're seeking a future-ready family home, an income-producing retreat, or the ultimate in sustainable rural living, Sunshine House is a rare opportunity to own a Net Zero Passive House property that truly works in harmony with nature.