



**GRASSROOTS**  
REALTY GROUP

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

5, 53018 Range Road 175  
Rural Yellowhead County, Alberta

MLS # A2244026



**\$685,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,566 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Double Garage Attached, Driveway		
Lot Size:	5.36 Acres		
Lot Feat:	Back Yard, Cleared, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Mound Septic, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-53-17-W5
Exterior:	Wood Frame	Zoning:	CRD - Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan		

**Inclusions:** Shed, Piano Can Stay

This home is an absolute showstopper! Built in 2014 by Mint Homes, it offers the perfect blend of modern design and comfortable living. The open-concept main floor features elegant finishes throughout, with high ceilings, a cozy gas fireplace, and designer lighting that create a truly luxurious ambiance. The heart of the home is the spacious kitchen—perfect for entertaining—with gorgeous granite countertops, a large central island, and top-of-the-line stainless steel appliances. The open layout flows seamlessly into the dining and living areas, making it ideal for gatherings with family and friends. The primary suite is a private retreat, complete with vaulted ceilings, a generous walk-in closet, and a beautifully appointed ensuite bathroom. Three additional bedrooms offer great space for family or guests. Downstairs, the bright and welcoming basement includes a large family room, perfect for movie nights or game days, the fourth bedroom, 4 pc bathroom and laundry room. An oversized, attached heated garage adds both convenience and comfort. Step outside to enjoy the beautifully landscaped yard, complete with lush lawns, mature shrubs, raised flower beds, and a designated garden area. The paved driveway, stamped concrete walkways, and charming curbed garden borders enhance the home's curb appeal, while the stunning firepit area provides a magical space to gather and enjoy evenings under the stars. Set on 5.36 acres just minutes from town, this property offers the perfect balance of privacy and accessibility. Watch vibrant sunsets, abundant wildlife, and the breathtaking northern lights—right from your own backyard.