



GRASSROOTS
REALTY GROUP

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54206C Highway 748 N
Rural Yellowhead County, Alberta

MLS # A2256996



\$810,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,334 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Ga		
Lot Size:	3.95 Acres		
Lot Feat:	Garden, Landscaped, Lawn, See Remarks		

Heating: In Floor, Forced Air, Natural Gas

Water: Well

Floors: Hardwood, Laminate, Tile

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Wood Frame

Zoning: RD

Foundation: ICF Block

Utilities: -

Features: Closet Organizers, Granite Counters, Kitchen Island, Pantry, Wet Bar

Inclusions: Shed, Hot Tub (as is)

Welcome to this charming country home just 7 minutes from Edson. The bright and functional kitchen is the heart of the home, offering abundant cabinet and counter space, a huge dine-up island, walk-in pantry and a practical layout ideal for both everyday cooking and family gatherings. Large windows fill the home with natural light and offer scenic views of the surrounding landscape, while the open-concept design on the main floor makes entertaining effortless. A cozy gas fireplace in the main floor living room adds warmth and charm, while a wood-burning fireplace in the spacious basement recreation room creates the perfect setting for family nights or entertaining guests. The primary suite designed as a relaxing retreat, with a large walk in closet and full ensuite. 4 additional nice sized bedrooms provide comfort and privacy for children and guests. The bathrooms are modern and functional. The huge bonus room located over the garage provides additional space for a games room, or the ultimate home gym or hobby room! This home's thoughtful floor plan offers both space and flexibility. The upstairs showcases beautiful hardwood and tile flooring, creating a warm and inviting atmosphere, while the fully finished walkout basement features durable laminate flooring, perfect for family living. Built with an ICF foundation for added efficiency and peace of mind, this home also features central air conditioning for year-round comfort. Outdoor living is enhanced by a spacious rear deck (partially covered for year-round enjoyment), with sweeping views of the landscaped yard, firepit. A heated double attached garage provides comfort and convenience in every season, while sheds offer additional storage for tools and seasonal items. Set on a peaceful 3.95 acre, fully fenced lot with ample outdoor space including a pond. This property perfectly balances rural tranquility

with convenient access to nearby amenities.