



GRASSROOTS
REALTY GROUP

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54032 Highway 748N
Rural Yellowhead County, Alberta

MLS # A2275097



\$859,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,200 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Triple Garage Detached		
Lot Size:	149.49 Acres		
Lot Feat:	Many Trees, Pasture		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	4-54-17-W5
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Mobile Home appliances: Fridge, Stove, Washer, Dryer,

Rare opportunity to own two residences on 149.49 acres of productive, subdividable land just minutes from town, directly off pavement with no road bans. This exceptional property offers an ideal blend of comfortable living, income potential, & a fully developed livestock operation. The original 1.5-storey home features 4 bedrooms & 2 bathrooms, with two bedrooms on the main level & two upstairs. The main floor showcases hardwood flooring in living areas & tile in the kitchen and bathroom, complete with electric in-floor heat and hallway controls. The primary bedroom includes a sliding barn door leading to the bathroom. Upstairs offers newer glue-down LVP flooring in bedrooms and hallway, with a bathroom finished in linoleum. Major upgrades include an on-demand hot water system, forced-air furnace, updated electrical during the 2000 addition, and new shingles and siding (2019). Enjoy the covered front porch with swing, included with the home. A triple detached garage (built 2000) features in-floor heat, three automatic door openers, & an additional concrete pad with in-floor heat lines already installed, offering excellent expansion potential. The second residence is a 2006 modular home with its own power meter & natural gas service. It offers a spacious primary bedroom with ensuite, walk-in closet & jacuzzi tub, plus three additional bedrooms and a full bathroom. Updates include new LVP flooring throughout (2022), a new hot water tank (2022), new oven & range hood (2025), & a newer deck (2024). The mobile has consistently rented for \$1,750/month since 2022 & is currently month-to-month, making it an excellent income property. Water infrastructure is extensive and well planned. The home well is approximately 120 ft deep with pressure tank & filtration, while the mobile is serviced by a separate 160 ft well with a 220V pump & VFD constant pressure

controller. A seasonal 1.5" HDPE pipeline (nearly one mile) supplies water to 20 paddocks, with 11 strategically placed outlets. A heated livestock waterer, frost-free hydrant, & fenced-off natural water source further enhance the operation. The land consists of approximately 150 acres of tame pasture, high-tensile electric fencing, a one-mile alleyway for livestock rotation. A stream runs nearly year-round and is fenced to protect water quality. Additional features include an electric powered driveway gate with lighting, multiple outbuildings, a campground area with outhouse near the stream crossing, natural gas servicing the house, mobile, garage, & barn, both septic systems under 20 years old. This is a one-of-a-kind, multi-use property offering residential comfort, agricultural efficiency, rental income! Adjacent 1/4 also available for purchase.