



54018 Range Road 172
Rural Yellowhead County, Alberta

MLS # A2298700



\$794,700

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,732 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, RV Access/Parking		
Lot Size:	5.04 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance		

Heating:	In Floor, Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-54-17-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RD
Foundation:	ICF Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Crusher Cone Firepit, Central Vacuum & Attachments, Outbuildings		

This bright and airy custom-built Cobblestone home is perfectly situated on a quiet country road just 5.5 km from town limits, offering the ideal balance of peaceful rural living with convenient access to amenities. This well-maintained raised bungalow features an oversized double-attached garage, no carpet throughout, and a fully finished ICF basement with 9' ceilings, creating a spacious and inviting feel. Large windows flood the home with natural light—recently upgraded on the main floor with new UV-tinted glass and professional resealing for enhanced efficiency and comfort. The home has seen several tasteful updates, including refreshed kitchen hardware, a modern double black sink, updated fixtures, and new backsplash in both the kitchen and laundry room, updated pantry with 2-appliance garages and all (6) new appliances. Crown molding and updated light fixtures throughout add a touch of elegance, while exterior shutters enhance the home's curb appeal. The open layout offers excellent functionality with ample storage, covered front and back decks, and bright living spaces designed for everyday comfort. The spacious primary bedroom easily accommodates a king-sized suite and features a walk-in closet along with a stunning ensuite complete with a soaker tub, two-person shower, dual sinks, and a large vanity. All bedrooms are generously sized, making this home ideal for families or guests. Outdoors, gardeners will appreciate the fenced garden area that keeps wildlife out, while the cold room inside the home is perfect for canning and storage. Enjoy summer evenings around the firepit or entertain with ease using the natural gas BBQ hookup. Additional features include a high-efficiency furnace and in-floor heating in both the basement and garage. Located close to snowmobiling trails and the Edson River, this property offers

year-round recreation right at your doorstep.