



17017 Township Road 542  
Rural Yellowhead County, Alberta

MLS # A2078081



**\$985,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	4,052 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	56.40 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Front Yard, Lawn, No Neighbours Behind, Irregular Lot,		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	12-54-17-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Appliances in shop and pool table and furniture negotiable		

Welcome to Paradise! Stunning custom built 1 1/2 storey home on 56+ private acres with plenty of trails, RIVER ACCESS, and a separate shop with living quarters that is on its own well and septic system! You'll love this warm and inviting open concept air conditioned home that boasts 4 spacious bedrooms with walk in closets, granite countertops, deck with hot tub off of primary bedroom, and 3 additional large rooms that can also be bedrooms. Gorgeous bright kitchen that's perfect for entertaining with a gigantic island with lots of stools, outlets, and wine rack, stainless steel appliances, walk in pantry, and tonnes of counter space and cabinets. Beautiful hardwood and ceramic tile flooring throughout, plus in-floor heating in the double attached garage, the full basement, and in the primary ensuite. This well treed private acreage is located only 10 minutes from Edson and there are no visible neighbours from the home or shop. Property comes complete with a pond, and there are many items that are negotiable such as the 2 large freezers in the home, plus the pool table, tv, tractor, and furniture in the shop. A wonderful place to live!