



GRASSROOTS
REALTY GROUP

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

54301 RANGE ROAD 170
Rural Yellowhead County, Alberta

MLS # A2092222



\$635,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,460 sq.ft.	Age:	1993 (31 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Gara		
Lot Size:	15.37 Acres		
Lot Feat:	Back Yard, Cleared, Brush, Front Yard, Lawn, Landscaped, Private		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	19-54-16-W5
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

Gorgeous and PRIVATE acreage approx 10 mins from Edson on 15.37 acres! This property has it all! This spacious bi-level family home features 5 beds, 3 baths with a heated attached double garage, heated 28x36 detached shop with 220/2 pc bath/laundry, lrg shed with power & lean-to! Huge and newly updated dream kitchen is a chef's delight with gorgeous quartz counters/island & is open to the spacious dining room with garden doors leading to expansive wrap around deck overlooking the private yard. Main level also has bright family room, 3 bedrms, 2 baths: Primary bedroom has 3 pc ensuite with large shower, walk in closet, space for king size bed and dressers, and patio doors leading to the wrap around deck! Finished bsmt has 2 additional spacious bedrooms, huge family room & rec room & cozy wood burning fireplace, dream laundry room with tons of space & many cabinets, sink, & storage, & 2 pc bath w roughed in shower area. In-floor heating in the home and attached garage. Updates: main bath 2016, primary bedroom carpet & ensuite 2012, shingles & 2 garage doors 2014, stained deck 2018, paint upstairs 2023, basement vinyl plank flooring/paint/baseboards/doors 2020. Shop: 28x36 and 10x12 overhead door, 12' ceiling, drain, 2 pc bath, washer, sink, workbench. Pond, toboggan hill, treehouse with power, horse shoe pits, wired for a hot tub! The sunsets here are amazing! This dream acreage is ready for a new owner to enjoy and have their own piece of paradise, tranquility, and room to roam!