



RR 184
Rural Yellowhead County, Alberta

MLS # A2116840



\$1,900,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,536 sq.ft.	Age:	1992 (32 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	160.00 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Dog Run Fenced In, Garden, No Neighbour		

Heating:	In Floor, Fireplace(s), Hot Water, Solar, Wood Stove	Water:	Well
Floors:	Ceramic Tile	Sewer:	Other
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	26-55-18-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Natural Woodwork		

Inclusions: Solar equipment

Escape the hustle and go off grid. This is the private retreat of your dreams, or the gateway to owning your own vacation rental and/or the platform for the outdoor adventure business. Situated about 35 kms north of Edson, Alberta, this 160 acres of Canadian wilderness is surrounded by crown land. The closest neighbors to the south are 5 kms away, but to the north your nearest neighbors are about 90 kms away. Drive through picturesque crown land to get to your own hidden paradise. If this is what you are wanting, then we have the place for you; Moonlight Valley Wilderness Lodge is waiting for you to add your touches to it. There are so many options available for you. The custom Log Lodge is currently used to house guests visiting the area for various activities that are close by or on the property. The spacious lodge sleeps 8 and for extra accommodation there is a bunk house nearby that will accommodate an extra 4 people. The main house has 2 bedrooms and with its wood burning fireplace, is a cozy, open-plan at just over 1500 square feet. There is a large detached garage with a loft for the extra storage to make up for no basement in the house. When you drive up to the property you have to cross your own bridge over your own fishing stream. The wildlife-fenced garden area just helps you to save even more money and we all know nothing better than home grown. The greenhouses enable you to get your garden going early. When you come to view the property try and find the hidden root cellar! The ample supply of on-site firewood and the well maintained solar equipment means there will be no utility bills here. The only cost will be the propane to run the propane stoves and dryers. With approx. 10 kms of personal walking, cross country skiing and quadding trails on your own property, you can enjoy more than just the wonderful views. If you want to explore a little

deeper, you have crown land all around you. If you ever thought about having that unique bed and breakfast operation, then this is the property to look at! Don't delay, book your showing today.