



10, 53114 Range Road 194  
Rural Yellowhead County, Alberta

MLS # A2120294



**\$889,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,056 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	2.08 Acres		
<b>Lot Feat:</b>	Back Yard, Gazebo, Lake, Front Yard, Lawn, Garden, Gentle Sloping, Lands		

<b>Heating:</b>	Baseboard, Boiler, Central, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas, Radiant, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Concrete, Shake, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Log, Stone, Wood Frame	<b>Zoning:</b>	CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s)		
<b>Inclusions:</b>	Dock, Out-buildings		

Welcome to paradise! Nestled amidst the breathtaking scenery of Millers Lake, this magnificent acreage showcases a stunning 5-bedroom, 3.5-bathroom, 2-storey log home on 2.08 acres of lake-front property, offering a luxurious retreat unlike any other. Boasting unparalleled craftsmanship and amenities, this property is truly one of a kind. As you step onto the meticulously maintained property, you'll be greeted by the sight of a double detached 28 x 40 heated garage with lean-to, a charming cabin complete with a wood stove, two additional storage buildings, and an outdoor cooking/entertaining area adding functionality, character and charm to this water-front setting. Upon entering the main residence, you'll be captivated by the grandeur of the family-sized living room, illuminated by large windows and crowned by a high vaulted ceiling. A stone-walled gas fireplace, as well as a newly installed high efficiency wood-stove sets a cozy ambiance while providing a cost-efficient heat source for this well insulated log home. Inviting French doors beckon you into the bright sunroom, offering a serene space to unwind. Give way to tranquility within the spacious master suite, featuring an impressive ensuite complete with a large enclosed shower, double sinks, and a walk-in closet. The separate bath area boasts a claw-foot tub, providing a serene spot to soak while admiring the spectacular lake views. Step outside onto the expansive deck equipped with a gas BBQ hook up, and gazebo providing the perfect spot to immerse yourself in the beauty of nature. The new dream kitchen features custom cabinets with beautiful quartz counter tops and all stainless-steel appliances. There is a huge pantry that ensures ample storage space and patio doors that lead to the deck, offering panoramic views of the lake & making this a phenomenal place for dining and

entertaining. The main floor is rounded out with a large office space and a main-floor laundry room. Upstairs, discover a huge bedroom with its own outdoor access, along with a loft area boasting two additional bedrooms, a newly installed bathroom and a spacious rec room featuring cork flooring. Venture down to the basement where you'll find another large bedroom, a full bathroom and added storage space. Whether hosting gatherings indoors or out, this home is designed for entertaining, with a spacious dining area and an incredible patio featuring an additional gazebo, outdoor oven, fire pit, and a portable dock allowing easy lake access. Additional features include outbuildings, ample storage space, air conditioning, in-floor heating, and countless extras to enhance your living experience. This is an extremely rare opportunity to experience the epitome of lakeside luxury living - your personal paradise awaits.