



53532 RANGE ROAD 181A
Rural Yellowhead County, Alberta

MLS # A2123668



\$829,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,608 sq.ft. | Age: | 2001 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 80.04 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Many Trees, Private | | |

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|--------------------|--------------------------------------|-------------------|--------------|
| Heating: | Boiler, Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 35-53-18-W5 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Jetted Tub, Pantry | | |

Inclusions: FIRE PIT, SHED, METAL ENTRANCE GATES, POOL TABLE

Discover the pinnacle of luxurious country living in this exquisite 3 bedroom, 3 bathroom high-end acreage located just 10 minutes from Edson. Spanning 80.04 acres, this property offers stunning views and ample privacy. Inside, you'll find a chef's dream kitchen featuring granite countertops and custom kitchen cabinets. The large primary bedroom boasts a beautiful master ensuite and walk-in closet, providing a private retreat. The main living room is a cozy space with a gas fireplace and a new wood stove, perfect for staying warm during the winter months. Downstairs, the spacious family room is ideal for entertaining, complete with a wood pellet stove and a pool table. Enjoy seamless indoor-outdoor living with a walkout basement and a covered front deck. The back deck features composite decking, a new pergola, and is wired for a hot tub, creating the perfect space for relaxation. Additional amenities include a double attached heated 24.5x24 garage and a 38x28 shop for extra storage and workspace. This property is the perfect blend of luxury and functionality in a picturesque setting.