



**GRASSROOTS**  
REALTY GROUP

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**51506A RANGE ROAD 245**  
**Rural Yellowhead County, Alberta**

**MLS # A2133583**



**\$1,750,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Rural Yellowhead County   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence  |               |                   |
| <b>Size:</b>     | 2,754 sq.ft.  | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Covered, Drive Through, Driveway, Electric Gate, Heated Garage, RV Access |               |                   |
| <b>Lot Size:</b> | 5.00 Acres  |               |                   |
| <b>Lot Feat:</b> | Dog Run Fenced In, Gentle Sloping, Lawn, Views                            |               |                   |

|                    |   |                   |             |
|--------------------|---|-------------------|-------------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | Well        |
| <b>Floors:</b>     | Carpet, Concrete, Wood  | <b>Sewer:</b>     | Septic Tank |
| <b>Roof:</b>       | Metal   | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Log   | <b>Zoning:</b>    | ERRD        |
| <b>Foundation:</b> | Slab  | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Bar, Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |                   |             |

**Inclusions:** HOIST, CAR LIFT, AIR COMPRESSOR,

Welcome to a stunning 5 acre property that is nestled against a backdrop of majestic mountain views, with an ideal setting for industry oriented home businesses, making it a unique and inviting space for those seeking a harmonious balance between work and leisure. This exceptional estate on East River Road features a Mark Deagle Log home, Detached garage, with two bedroom suite upstairs, two spacious shops, sheds, and a kennel. Here are the features of each building:

SHOP #1 : 47 X 71 layout (3,397 Sq. Ft.) , built with ICF block/concrete walls ensuring longevity and strength. 16' high ceilings, 2-14 Foot doors, and 2-10 Foot doors, for easy access to drive through, and maneuverability. Includes a 252 Sq.Ft. mezzanine level for additional workspace, hoist, car lift, and is equipped with an in - floor heating system and boiler.

SHOP #2: 40 X 60 Feet (2,400 Sq. Ft), with 4 bays and equipped with 14' high ceilings, 4 - 12 Foot doors, making it ideal for multiple uses. Sturdy 2 X 6 construction, In-Floor heating system and boiler. A large covered area along the side for additional storage needs.

DETACHED GARAGE: 38 X 24, with storage, laundry room, In - Floor heat, New siding, 3 - 8 Foot doors, perfect for multiple vehicles. As an extra bonus upstairs of the garage is a 968 square foot, 2 bedroom suite. Featuring a Kitchen, fireplace, and a full bathroom.

HOUSE: Open concept layout that seamlessly connects the various living spaces, an entertaining area

complete with a wet bar, and leading into the main living room with a wood fireplace, and huge windows showcasing the private setting and mountain views. The kitchen comes equipped with a spacious island, gas stove, all appliances, pull out pantry, and a dining room. A powder room, and utility room complete the main floor. Heading upstairs you will find the primary bedroom, with a renovated ensuite, and private patio to sit out on. 2 more bedrooms, full bathroom and laundry. New windows upstairs, new siding, and treated exterior in 2023.