



18318 Township Road 534A
Rural Yellowhead County, Alberta

MLS # A2135266



\$620,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Split Level		
Size:	2,909 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	10.01 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Low Maintenance		

Heating:	Central, Fireplace(s), Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	28-53-18-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High Speed Internet

Features: Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Laminate Counters, No Smoking Home, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

An amazing view is just one bonus of this fantastic acreage! At the end of a no thru road you'll find this fully updated and immaculately maintained split-level home. The large entrance leads into the living room that features a floor to ceiling stone faced wood burning fireplace to help keep you cozy on the cooler nights. The spacious kitchen has plenty of cabinets and counter space, a breakfast bar and upgraded LG stainless steel appliances. Enjoying an evening meal in the dining room will be a treat as you'll have a front row seat to watch the sun set. The upper level hosts the primary suite that's complete with a large walk-thru closet into the 2-piece ensuite, there's 2 other good-sized bedrooms and the main 4-piece bathroom. The lower level has an office space, a laundry room with a 2-piece bathroom, a utility area under the stairs and a large family room as well as access to the garage. Whether you like to kick back and relax or entertain, there's over 1,300 sq. ft in the indoor pool room to enjoy! Catch the game while soaking in the hot tub, make a splash in the heated pool or chill in the lounge area. There's a change/storage room and a utility room that hosts the boiler with 2 zones to heat not only the pool but the pool deck too making it a great area to hang out. Upgrades include high end shingles, low-e windows, furnace, water heater, patio doors, exterior and interior doors, garage door, fully renovated bathrooms, light and plumbing fixtures, paint, trim, plush carpet, oak hardwood flooring and all appliances. An attached 23 x 24 heated garage will shelter the vehicles and toys and there's various sheds for additional storage. Gather family and friends around the firepit area, take the dogs and kids for a walk around the property, or just enjoy the tranquility of this location and relax on the deck and

take in the panoramic sunset and mountain views. There's 10 acres or high and dry land to roam complete with trails, perimeter and cross-fencing, a horse pen, lots of trees for shelter, mature landscaping, and a circular driveway complete with entrance gate and cattle guard. Located 12 minutes northwest of Edson and just off pavement. This serene private oasis could be yours!