



GRASSROOTS
REALTY GROUP

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16509 Township Road 544
Rural Yellowhead County, Alberta

MLS # A2203851



\$589,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,549 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	6.94 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, N		

Heating:	Forced Air	Water:	Drinking Water
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	Septic System
Roof:	Fiberglass	Condo Fee:	-
Basement:	Finished, Full	LLD:	19-54-16-W5
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Wood	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed

Discover your private oasis in this exquisite 6.94-acre property. Nestled in a tranquil setting, this beautifully landscaped Acreage offers the perfect blend of luxury and functionality. The gourmet kitchen is a chef's dream, featuring custom-built wood cabinets, granite countertops, a high-end gas stove, and ample storage. The open-concept layout seamlessly connects the kitchen to the living area, creating a spacious and inviting space for entertaining. Step outside onto the expansive back deck, where you can enjoy stunning scenic views and relax in the serene atmosphere, where memories are made. The property boasts five bedrooms and four bathrooms, including a luxurious ensuite with a Jacuzzi tub for ultimate relaxation. Practical features include a heated attached garage, a Quonset with power and Heat, ample parking space, and for added peace of mind, the property features a robust drainage system with weeping tile and pump in the back southwest area, effectively preventing water ingress and safeguarding the property against adverse weather conditions. This meticulously maintained property offers the perfect combination of luxury, comfort, and natural beauty. This well-appointed home offers a blend of luxury, functionality, and natural beauty, creating the perfect setting for serene living and unforgettable gatherings. Embrace the opportunity to make this idyllic property your own and picture the possibilities that await in this captivating and meticulously maintained retreat. Schedule a viewing today to experience the serenity and tranquility of this exceptional Acreage. Key Features: 6.94 acres of beautifully landscaped property Gourmet kitchen with custom cabinets and high-end appliances Open-concept living area Expansive back deck with scenic views Five bedrooms and four bathrooms, including a luxurious ensuite Heated attached garage and Quonset with Heat

and power Ample parking space and storage Robust drainage system Don't miss this incredible opportunity to own your own private Acreage.