



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**53030 Range Road 172**  
**Rural Yellowhead County, Alberta**

**MLS # A2211890**



**\$1,050,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,457 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 3 half
<b>Garage:</b>	Additional Parking, Carport, Triple Garage Detached		
<b>Lot Size:</b>	50.00 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Landscaped, Private		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Other	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	3-53-17-W5
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	RD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Sauna, Storage		

**Inclusions:** none

Stunning private acreage 5 minutes from Central Edson. 50 acres of beautifully manicured lawns, perennials, mountain ash and flowering plum trees line the driveway. Set up for horses, fenced and cross fenced with steel and pipe fencing, two stock waterers, dog pound. Barn 20'x26' with attached lean-to 34'x48' for hay or RV storage, 3 car garage 24'x31' with 4th spot carport, L-shaped pole shed 50'x28.5' depth and 70'x20' depth, Gypsy Wagon Play house, Gazebo and shed. The tastefully decorated home has a main level primary bedroom (which was a hot tub room) with a claw foot bathtub, 2 piece bathroom, toilet and a sauna, large open kitchen and dinette and a separate dining room with an abundance of windows allowing a ton of natural light, extra wide hallways, a living room and a family room and built in bookshelves, a custom built spiral staircase leading to the 2nd level with 3 bedrooms and a large 5 piece bathroom. Fully finished basement with a bedroom, laundry room, storage, Den, craft room and a 3 piece bathroom. Shingles 4 years old, Septic pumped out 2 years ago, septic has new pump and wiring. River is approximately a mile away and you can take off on the Edson to Robb snowmobile trail. This beautiful home is being offer for sale by the original owners and has been enjoyed and cared since 1980.