

53416 Range Road 175A  
Rural Yellowhead County, Alberta

MLS # A2225647

\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,757 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	9.88 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Many Trees, Private		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	30-53-17-W5
Exterior:	Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna		

Inclusions: None

Bright and spacious 4-bedroom family home on 9 acres close to town on Grande Prairie Trail. A large entry welcomes guests to the main floor great room with vaulted ceilings, hardwood maple floors, and a gas fireplace. The bright kitchen has a huge multi-level island and maple cabinets. The great room is wrapped with a 700 square foot deck with mountain views. A spacious master bedroom has 4 closets, a dressing room, 4-piece ensuite, and a private cedar sauna. Just down the hall is another full bathroom and bedroom. The basement to this bi-level is super bright with 9' ceilings, large windows, and in-floor heat. The huge 30' family room with vinyl plank flooring and a second gas fireplace can be enjoyed by the whole family, or split into more bedrooms if needed. Down the hall are 2 more bedrooms, a full bathroom, and a full laundry room with sink. The yard features tons of storage space with an attached double garage, car shed, and under-deck storage for gardening equipment. With almost 10 acres of private trees and gardens, this property is perfect for a family looking for an acreage close to town.