

\$1,750,000 - 51506a Range Road 245, Rural Yellowhead County

MLS® #A2133583

\$1,750,000

3 Bedroom, 3.00 Bathroom, 2,754 sqft
Single Family on 5.00 Acres

N/A, Rural Yellowhead County, Alberta

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. (id:6289)

Built in 2004

Essential Information

Listing #	A2133583
Price	\$1,750,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,754
Acres	5.00
Year Built	2004
Type	Single Family
Sub-Type	Freehold

Community Information

Address	51506a Range Road 245
Subdivision	N/A

City	Rural Yellowhead County
Province	Alberta
Postal Code	T7V1X4

Amenities

Features	Gas BBQ Hookup
Parking	Covered, Detached Garage, Garage, Heated Garage, RV
# of Garages	4
View	View

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Log
Exterior Features	Lawn
Construction	Log
Foundation	Slab

Listing Details

Listing Office	RE/MAX 2000 REALTY
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