

\$1,249,000 - 53509b Range Road 171, Rural Yellowhead County

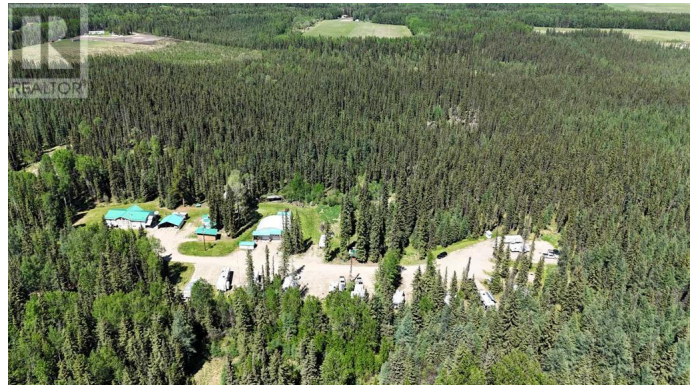
MLS® #A2227012

\$1,249,000

6 Bedroom, 4.00 Bathroom, 1,913 sqft
Single Family on 49.42 Acres

N/A, Rural Yellowhead County, Alberta

Welcome to Northwood Acres, an exceptional country acreage offering the perfect blend of family living and income potential. This spacious 2006 Pioneer Engineered RTM home boasts a huge open-concept layout with a bright kitchen featuring a patio door to a large north-facing deck, modern appliances (including refrigerator with water & ice), and a reverse osmosis & water filtration system. The inviting living room is enhanced by a cozy wood stove, while the primary bedroom includes direct deck access, a walk-in closet, and a luxurious 4-piece ensuite with corner jet tub and separate shower. Two additional main floor bedrooms, a full bathroom, and convenient main-floor laundry with an attached 3-piece bathroom add functionality for busy families. The basement offers a private fourth bedroom and cold/storage room, plus a large suite with its own separate entrance, full kitchen with eat-up bar, living and dining areas, two bedrooms, a 3-piece bath, and laundry—perfect for extended family or rental income. Outside, the property features a Heat Master wood boiler (CSA approved) with a backup gas boiler for extra comfort in cold weather. An electric chair lift by the side entrance ensures accessibility for all. There's a carport with space for three vehicles, two 8x10 metal sheds, and a charming children's play/tree house near the main home. The 40x50 Quonset shop



impresses with in-floor heat, a 20-foot ceiling, large mezzanine storage, a 2-piece bathroom (plumbed for a shower), and oversized doors to accommodate all your projects. Northwood Acres Campground offers 18 fully serviced sites, a washroom/bath house with a Loonie-operated shower and coin laundry. This property is an ideal opportunity to generate year round income while enjoying country living at its finest. Don't miss out on this versatile, well-maintained property that truly has it all—home, shop, and campground. (id:6289)

Built in 2007

Essential Information

Listing #	A2227012
Price	\$1,249,000
Bedrooms	6
Bathrooms	4.00
Square Footage	1,913
Acres	49.42
Year Built	2007
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	53509b Range Road 171
Subdivision	N/A
City	Rural Yellowhead County
Province	Alberta
Postal Code	T7E3L1

Amenities

Amenities	Airport, Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Level
Parking	Carport, Detached Garage

of Garages 3

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating Natural gas, Wood Other, Wood Stove, In Floor Heating
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 1
Has Basement Yes

Exterior

Exterior Brick, Vinyl siding
Exterior Features Landscaped, Lawn
Construction ICF Block
Foundation See Remarks

Listing Details

Listing Office CENTURY 21 TWIN REALTY



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