

\$2,500,000 - 53304 Range Road 180, Rural Yellowhead County

MLS® #A2238948

\$2,500,000

7 Bedroom, 6.00 Bathroom, 2,232 sqft
Single Family on 9.81 Acres

N/A, Rural Yellowhead County, Alberta

Drive through the security gates and experience luxury acreage living just minutes from Edson on 9.81 acres, with pavement right to your doorstep. This rare and extraordinary property offers exceptional versatility with TWO custom executive homes, TWO triple garages (one oversized to fit six vehicles), an Integrity Post Frame commercial-grade shop with 18-ft ceilings, three 16-ft overhead doors, in-floor heating, and a private pond perfect for year-round enjoyment. The first residence, built in 2023, is a stunning 3-bedroom, 2.5-bathroom custom smart home loaded with high-end features. It boasts a designer kitchen with a large pantry, under-cabinet lighting and plug-ins, a center island with sink, and beautiful custom cabinetry throughout. The living room showcases a striking fireplace with built-in storage, while the spacious primary suite includes a spa-inspired 5-piece ensuite with a glass steam shower, corner jetted tub, and walk-in closet. Additional features include in-floor heat with forced air backup, central A/C, remote blinds, automatic lighting in closets and pantry, Gemstone exterior lighting, a stamped concrete patio area wired for a hot tub, and a triple attached garage to complete this executive home. The second home, built in 2012, is a well-appointed 4-bedroom, 3.5-bathroom walk-out family home. Designed with comfort in mind, it features vaulted ceilings with warm wood accents, a main floor



primary suite with 3-piece ensuite, main floor laundry, and a bright open-concept kitchen and living area. The upper level includes two more bedrooms and a loft-style family room, while the fully finished walk-out basement adds an additional bedroom, family room, bath, and direct access to the serene pond. Outside, enjoy a beautifully landscaped and expansive yard offering the perfect blend of privacy and space to relax, entertain, and play. The private pond provides skating in winter, kayaking in summer, and picturesque views all year long. Whether you're seeking multi-generational living, a home-based business setup, or simply the chance to live large surrounded by nature, this property delivers it all. Feature Sheet available!
(id:6289)

Built in 2022

Essential Information

Listing #	A2238948
Price	\$2,500,000
Bedrooms	7
Bathrooms	6.00
Half Baths	1
Square Footage	2,232
Acres	9.81
Year Built	2022
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	53304 Range Road 180
Subdivision	N/A
City	Rural Yellowhead County
Province	Alberta
Postal Code	T7E3G1

Amenities

Amenities	Airport, Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	Closet Organizers, No Smoking Home, Level, Gas BBQ Hookup
Parking	Attached Garage, Detached Garage, Garage, Gravel, Heated Garage
# of Garages	7

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Range, Oven, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Other, Forced air, Hot Water, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Piled, Poured Concrete, Slab

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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