

\$728,000 - 55418a Highway 751, Rural Yellowhead County

MLS® #A2241889

\$728,000

3 Bedroom, 2.00 Bathroom, 1,878 sqft
Single Family on 157.45 Acres

N/A, Rural Yellowhead County, Alberta

157.45-Acre Acreage in Yellowhead County Nestled in the heart of Yellowhead County, this 157.45-acre property offers an exceptional opportunity to own a large, well-maintained rural estate with residential zoning (RD "Rural District"). Located along paved Highway 751, the site provides convenient access to nearby towns including Edson, Drayton Valley, and Whitecourt, as well as a range of recreational amenities such as Crown Land, fishing spots, hunting grounds, ATV trails, and campgrounds. Rural school bus services are also nearby. The beautifully maintained home is set on approximately 3 acres of landscaped yard featuring a gravel driveway, mature trees, patio and deck space, garden beds, and lawn. The remainder of the land includes ~20 acres of open pasture and ~134 acres of natural bush, complete with man-made trails ideal for walking, quadding, and snowmobiling. Main Residence Highlights: Hardwood flooring throughout much of the main level Exposed ceiling beam in the dining area with large crank-out window for natural light Kitchen with full-height cabinetry, tile backsplash, updated lighting, and hardwood floors Open-concept living area with wood-burning fireplace (heat fan-equipped), patio doors leading to a south-facing balcony with expansive views Two upper-level bedrooms, each with balcony access and updated



finishesâ€¢Updated 3-piece upper bathroom with jetted tub, large vanity, skylight, and newer flooringâ€¢Basement is partially finished, featuring a family/recreation room, office/den, cool room, storage area, mechanical room, and direct access to the single attached garageAdditional Features:â€¢Dual heating options: wood-burning furnace and gas furnaceâ€¢Two skylights for enhanced natural lightâ€¢Wood casement crank-out windows (double pane)â€¢Durable stucco and rock exteriorâ€¢Newer metal roofing on both the house and detached garageâ€¢Pressure-treated front entrance deckOutbuildings:â€¢Single attached garageâ€¢Double detached garageâ€¢Arch-rib Quonsetâ€¢Pole shedâ€¢Two lean-tosThis mature rural property has seen a range of tasteful updates including flooring, paint, light fixtures, and bathroom fixtures. It presents a rare combination of residential comfort, recreational lifestyle, and agricultural opportunity â€” all set in a private and scenic location. (id:6289)

Built in 1985

Essential Information

Listing #	A2241889
Price	\$728,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,878
Acres	157.45
Year Built	1985
Type	Single Family
Sub-Type	Freehold

Community Information

Address	55418a Highway 751
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Subdivision	N/A
City	Rural Yellowhead County
Province	Alberta
Postal Code	T0E1S0

Amenities

Features	See remarks
Parking	Detached Garage, See Remarks
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Range, Dryer, Oven - Built-In
Heating	Natural gas, Wood Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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