



**16020 542 Township  
Rural Yellowhead County, Alberta**

**MLS # A2289093**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,909 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Gravel Driveway, Off Street, Oversized, R		
<b>Lot Size:</b>	20.39 Acres		
<b>Lot Feat:</b>	Level, Private, See Remarks, Treed		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	Call Seller Directly		

Click brochure link for more details\*\* This wonderful private home is on 20 acres located on a dead end road 20 minutes east of Edson, there is a small creek and a dug out on the property. There are bike and quad trails through the acreage and half a mile down the road is crown land with more beautiful trails and creeks, the McLeod river is a 3-min drive, perfect for the family that enjoys the outdoors. The executive custom home was built 2005, it is 1350 sq ft on the main level. Enter through a covered front deck to the open concept living room that flows to the kitchen and dining area to create a cozy vibe even with the high ceilings. All the appliances have been recently replaced and complement the new flooring and granite countertops in the kitchen nicely. Down the hall is a renovated 3pc bathroom, two large bedrooms and main floor laundry. Looking out the large dining and living room windows is the partially covered main deck leading down to the back yard and fire pit. The entire 650 sqft upstairs is master bedroom, it boasts a walk in closet, 4 pc ensuite with free standing tub, large glass and tile shower and extra large vanity. The French doors open to a private covered deck looking out towards beautiful sunset. The fully finished walkout basement offers two bedrooms, a large utility room, storage room, and a newly renovated three-piece bathroom. Topping the lower level off is the perfect area for entertaining. This area features a cozy, gas, fireplace, TV and entertainment area with large windows that give an open look and feel to the backyard. The jewel of this area is a full wet bar with a custom yellow cedar live edge top and floating wine rack. The garage is just over 900sq ft with an RV bay that will accommodate a fifth wheel or holiday trailer, as well as two vehicles with lots of room for bikes and sleds. Garage is 220 wired and has hot and cold water plus

another tap at the door for the pressure washer. The 40x40x16 shop is across the yard and is tin inside and out with full mezzanine on one side, 220 wired for welder, lift and air compressor. It's perfect for any repair or storage area. Attached to the shop is a huge 30x40 leanto.