



**53412 Highway 748 East
Rural Yellowhead County, Alberta**

MLS # A2303269



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,975 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad, Quad or More Detached, RV Access/Parking		
Lot Size:	29.93 Acres		
Lot Feat:	Back Yard, Corners Marked, Few Trees, Front Yard, Irregular Lot, Landscape		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	25-53-17-W5
Exterior:	Wood Frame	Zoning:	RD
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Outbuildings, mobile home-as/is

Great location with incredible potential! This 29.93-acre property is ideally located just east of Edson on Highway 748 E/Bear Lake Road, with pavement right to the driveway. Zoned Rural District, this versatile property offers excellent flexibility for acreage living, business use, storage, trades, or a combination of residential and commercial-style needs. The property features an impressive 3-bay, fully finished 60' x 40' shop with overhead doors, radiant and in-floor heat, and a floor drain. A second heated 60' x 40' Quonset includes a bathroom, kitchen area, septic holding tank, and chain-link fenced compound. Attached to the back is an additional 32' x 52' shop with an overhead door and concrete floor. A radiant heater is in place but is not currently operational. The main residence is a ranch-style home set on concrete pilings, offering 1,975 sq. ft. of living space, plus a covered deck and patio area. The home includes 3 bedrooms, a 4-piece bathroom with a corner soaker tub and separate shower, and a 2-piece bathroom located in the laundry room. The spacious layout features a full kitchen, dining room, living room, front bonus room, and a large family room at the back of the home with separate exterior access—ideal for a home office or private work area. Behind the main home is an older mobile home that, with some TLC, could provide additional accommodation, office space, or storage. The heated pump house contains the artesian well, with a setup at the back for an outdoor kitchen or entertainment area. Additional storage and workspace can be found in the 39' x 22' powered shed. Underground power services all buildings from the main pole. The entire property is fenced with page wire and includes a gated driveway, open pasture areas, and treed/bush areas for added privacy and usability. This Estate Sale

property is being sold as is/where is.