



GRASSROOTS

REALTY GROUP

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54520 Range Road 160
Rural Yellowhead County, Alberta

MLS # A2308684



\$679,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,515 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Double Garage		
Lot Size:	9.88 Acres		
Lot Feat:	Dog Run Fenced In, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn,		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-54-16-W5
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	RD (Rural District)
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Storage		

Inclusions: TV Mounts, Hot Tub, Fire Pit, Large Red Shed, 2 Chicken Coops

Escape to your own private retreat on 9.88 acres, located just 15 minutes NE of Edson along a quiet country road. This well-crafted 1,515 sq. ft. bungalow, built in 2011 by Mint Homes, offers the perfect blend of comfort, space, and rural charm. The main level showcases a bright, open-concept design with a spacious kitchen, dining, and living area enhanced by vaulted ceilings and large windows that fill the home with natural light. The kitchen features a central island with eating bar, a pantry, and a generous dining space with garden doors leading out to the deck—ideal for entertaining or relaxing outdoors. With a total of six generously sized bedrooms and three full bathrooms, there’s plenty of room for family and guests. The primary suite easily accommodates a king-sized bed and includes a large closet, a 4-piece ensuite, and direct access to the deck. A convenient main floor laundry room with sink adds to the home’s functionality. The fully finished basement offers even more living space, including three additional bedrooms, a full bathroom, a large family room, and a utility area with ample storage and in-floor heating. Outside, you will find both a 24’ x 26’ attached heated garage and a 24’ x 26’ detached heated garage, along with RV parking complete with power and hot/cold water hookups. The beautifully landscaped yard includes mature trees, shrubs, perennials, a large garden area, greenhouse, cement patio, and expansive parking area. Two artisan wells, two chicken coops, a large storage shed, and fully fenced and cross fenced make this an ideal hobby farm. A circular driveway provides easy access for larger vehicles, while the peaceful setting offers privacy, quiet surroundings, and frequent wildlife sightings. Additional updates include on-demand boiler with new motherboard, new dishwasher and

washer, and recently refreshed interior paint. This is country living at its finest—perfect for those seeking space, serenity, and a fully equipped rural lifestyle.