



1, 53018 RANGE RD 175
Rural Yellowhead County, Alberta

MLS # A2310455



\$685,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	2 Storey, Acreage with Residence		
Size:	2,740 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Heated Garage, Paved, RV Access/Parking		
Lot Size:	7.93 Acres		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Hot Tub, Negotiable - Snow Blower & 2022 Husler Ride On Mower with 60' Deck

Experience exceptional country living in Tollerton Estates, just minutes from Edson! Situated on 7.93 beautifully landscaped and fully fenced acres, this impressive 2-storey family home offers over 3,600 sq ft of living space with 5 bedrooms and 3 bathrooms. The bright open-concept main floor features a spacious kitchen with a large breakfast bar island, dining area, inviting living room with gas fireplace, main floor laundry, and a generous family/theatre room. Upstairs you'll find a massive primary bedroom complete with a 4-piece ensuite featuring a jetted tub, an additional bedroom, den, and an oversized bonus room/studio with garden doors leading to the covered upper deck where you can enjoy stunning sunsets and mountain views. The fully finished basement offers in-floor heat, a second family room, two additional bedrooms, a 3-piece bathroom, and plenty of storage space. Outside, the park-like yard showcases mature landscaping, a decorative pond, fire pit area, and ample room for entertaining on the massive, tiered deck. Additional features include a double detached garage with in-floor heat, 2-piece bathroom and office/storage room, Heatmor wood boiler secondary heating system, solar-powered security gate, and large windows throughout providing an abundance of natural light. Recent upgrades provide added value and peace of mind, including new shingles, upstairs flooring, gate batteries, kitchen sink, faucet, and garburator completed in 2025. Additional improvements completed in 2023 include a new dishwasher, eavestroughs with leaf guards, water softener system, and hot water tank. The home also includes a new washer and dryer, with the washer not yet installed. A rare opportunity to enjoy peaceful country living, breathtaking views, and room for the whole family — all just minutes from town!