



53404A HIGHWAY 748 E
Rural Yellowhead County, Alberta

MLS # A2312174



\$735,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,312 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Carport, Double Garage Attached, Double Garage Detach		
Lot Size:	3.88 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Level, L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Quality Webber BBQ, Starlink Stand, 9600 Watt Generator, Liv Rm 60" TV & wall mount, 42" TV & stand, Fire pit, See attached list of Shop inclusions and other extra's under documents tab

If you have been searching for the perfect private acreage approximately 1 km from town limits, right off pavement, look no further! Situated on 3.88 beautiful acres in a park-like setting, you will find a lovely 5-bed, 3-bath bungalow built in 2000, with a finished walk-out basement (in-floor heat), a double attached garage (in-floor heat), a heated shop with a hoist, plus other extras included! The home features an open concept design, an abundance of natural light through the large windows, and views of the private yard, mature trees, picturesque creek & small bridge. Living room features a gorgeous gas fireplace, a 60" wall-mounted TV (included), hardwood flooring, and opens to the spacious dining room. Dining room is open to the kitchen and has sliding doors leading to the huge wrap around deck with a Webber BBQ (included). Kitchen is bright and has plenty of oak cabinets & pantry space. Main level also features 3 bedrooms (including a spacious primary with a 4pc ensuite), a large four-piece bathroom, laundry for convenience, and access to the garage. The finished walk-out basement is an excellent space featuring an office/playroom, a large 3pc bathroom with a huge tiled shower, 2 large bedrooms, and a spacious family room with double doors leading to the walk-out and a concrete pad/sitting area wired for a hot tub. There is a 9600 Watt Generator (and a transfer switch for it) as a backup in case the power goes out. Utility room, storage, and central vac. Luxury vinyl plank is installed throughout most of the basement. Some updates include: Basement completion, High quality shingles on the house and the older part of the shop (professionally installed approximately 4 years ago), a hot water tank (approximately 4 years old), all new locks/deadbolts on all exit doors (all keyed the same for

ease), quality industrial washer/dryer approx 3 years ago, dimmable lights in the upstairs hallway, and a high-efficiency heater in the shop (which cost approximately \$4,000, installed about 4 years ago), 2 new windows in shop. Enjoy the beautiful view of the small creek & bridge crossing from the comfort of the upper deck. Park-like yard space to enjoy, with a fire pit area for cozy campfires with family and friends. Fibre optics is run & hooked up to the house. The shop is currently being used as a small tire shop business and includes many extras: a hoist (up to 10,000 lbs), balancing machine, air compressor, wheel balancer, metal work bench, wood stove, 220 electric backup, & more (a 30 tonne press is negotiable). New part of the shop was built approx 18 yrs ago by 'Two Men & a Hammer' & has spray foam insulated walls. There are 2 x 40' long covered parking tents for RV/vehicles, a Tractor tent (6" Yellow Jacket), and a Quad vehicle tent. There is garden space for your fresh goodies to grow. It 's close to town amenities: walking/biking trails, schools of all levels, leisure centre-pool, library, grocery, restaurants, medical centre & only minutes from the NEW Hospital.