



16203B Hwy 748 E  
Rural Yellowhead County, Alberta

MLS # A2317960



**\$784,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	9.96 Acres		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Land		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	22-54-16-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco, Wood Frame	<b>Zoning:</b>	RD - Rural District
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Wooden Storage Shed, Tarp Shed		

Escape to nearly 10 acres of beautifully maintained countryside just 12 minutes from Edson, with pavement right to your driveway, newly installed fibre optic internet, and breathtaking south-facing valley views that can be enjoyed year-round. This impressive 1,675 sq. ft. bungalow offers a bright, functional layout designed for comfortable living. The main floor features two bedrooms plus a den/office, a spacious living area, and a generous primary suite complete with a walk-in closet and an upgraded ensuite showcasing a large glass-enclosed shower. Quartz countertops, central air conditioning, and numerous quality updates throughout add to the home's appeal. The sunroom, added in 2021, is the perfect retreat to unwind while enjoying the breathtaking panoramic valley views. The fully finished basement, complete with in-floor heating, provides exceptional additional living space for family and guests, featuring two spacious bedrooms, comfortable family room, updated bathroom with a large glass shower, laundry area with an oversized utility sink, and abundant storage throughout. Extensive upgrades include shingles (2021), flooring, bathroom fixtures, appliances, furnace improvements, central air conditioning (2020), Dura Deck surfacing, and exterior Govee decorative lighting. Outside, the property is exceptionally well-equipped with both a heated 24' x 24' attached garage featuring in-floor heat and a heated 24' x 30' detached garage with a new overhead heater installed in 2026 and built-in shelving for extra storage. A large storage shed and tarp shed provide even more space for equipment and recreational toys. Offering peace, privacy, and unforgettable valley views, this turnkey acreage delivers the perfect balance of rural tranquility and convenient access to town amenities. A rare opportunity to enjoy country living without compromise.