



GRASSROOTS
REALTY GROUP

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53507 Range Road 172
Edson, Alberta

MLS # A2323056



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,378 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Quad or More Detached, Single Garage Detached		
Lot Size:	4.94 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Gentle Sloping, Landscaped, Lawn, Pr		

Heating:	In Floor, Forced Air, Propane	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	pool table		

Tucked away on a quiet no-exit road less than 2km from Edson, this stunning executive estate offers 4.94 acres of privacy and refined living. The expansive main floor impresses with 9-foot ceilings, rich walnut hardwood and ceramic tile, with the comfort of central air conditioning and central vacuum throughout the home. The chef's kitchen showcases custom walnut and maple cabinetry, a generous pantry, premium stainless steel appliances, double wall ovens, and a center island with cooktop and bar seating; all flowing into a spacious dining area and a spectacular sunroom featuring a cozy wood stove, skylight, and stunning ceramic tile feature wall. The main floor master retreat boasts a coffered ceiling, shiplap feature wall, walk-in closet, and a spa-inspired 4-piece ensuite with makeup counter and double steam shower, plus two additional bedrooms, a dedicated office, a full 4-piece bathroom, a powder room, and a convenient main floor laundry. Step outside to an expansive partially-covered deck with a lounge area and a 7-seat hot tub; perfect for year-round entertaining. The fully finished walk-out basement with in-floor heat is an entertainer's dream, offering a large bar with granite countertops, a theatre space with a large TV mounted on a stunning rock feature wall, a games room with pool table, a private sound recording studio, two bedrooms, a second laundry, and two bathrooms (one with a luxurious custom steam shower), plus a cold room and utility area, with garden doors leading to the beautifully landscaped backyard. The property itself is a true showpiece, framed by an impressive front fence with 6x6 posts and a custom iron gate. The grounds feature beautifully landscaped yards with concrete walkways, brick retaining walls, RV parking, a firepit, mature trees and shrubs, and a private pond perfect for winter skating. The attached heated double garage with

9-foot doors provides everyday convenience, complemented by a 16x20 detached garage, and a 20x30 tarp shed on a concrete pad for all your storage and hobby needs.