



GRASSROOTS
REALTY GROUP

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18321 HIGHWAY 16 E
Rural Yellowhead County, Alberta

MLS # A2328545



\$890,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,566 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking, Triple Garage Detached		
Lot Size:	40.77 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Gazebo, Gentle Sloping, Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-53-18-W5
Exterior:	Brick, Stucco	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Recessed Lighting, Storage, Wet Bar

Inclusions: STORAGE SHED, DOG RUN FENCING, GAZEBO, ALARM SYSTEM (NOT CONNECTED TO A SERVICE PROVIDER)

DREAM ACREAGE, 40.77 acres, only 6 mins West of Edson with A NEW HEATED OUTDOOR POOL!!! Paved to doorstep, no Road Bans!! Magnificent MOUNTAIN VIEWS, beautiful balance of trees, rolling hills, fields; and NEW 16'x34' HEATED OUTDOOR POOL with customized composite decking at the walk out basement area! Highway frontage with home business potential (Yellowhead County approval required). Beautifully updated 1566 sq ft bungalow features 4 bedrooms, 3 bathrooms, CENTRAL AIR CONDITIONING, and a fully finished walk out basement. The main level has 3 bedrooms, 2 updated bathrooms, laundry room, and has been extensively updated. Stunning newer granite counters in the kitchen, laundry, main bath, and primary bedroom ensuite. The family room boasts a cozy gas fireplace and a wall of windows & doors leading to the back deck with amazing Mountain Views. Bright Kitchen is beautifully updated, has an abundance of cabinets, and stainless appliances. Flooring has been updated with vinyl plank and plush carpet. Walk out basement has 1 bedroom, office/den, 3pc bathroom (shower), HUGE rec room, wall of windows & doors, additional room with a wet bar, utility, and storage. Basement features spacious floor plan and new plush carpet! Recent updates: Kitchen: luxury granite counters, refinished/painted espresso cabinets, stainless appliances, backsplash; main bath and primary bedroom ensuite: luxury granite counters, shower, tub, vinyl plank flooring, lighting, mirrors, sinks, taps, accessories, refinished/painted espresso cabinets; bedroom carpets, paint, 2015 shingles/eaves/fascia, roof ridge venting, exterior paint on home/shop/shed, 2014-A/C unit, BRAND NEW 2026 hot water tank, 2012 H2O softener, light fixtures, door & cupboard handles. Walk out from the basement and enjoy the AMAZING new 16'x34' heated

swimming pool with custom Veranda brand composite decking around it and Peak aluminum railings! This high end pool is a DREAM come true for family fun and relaxation! Pool features: fiber glass walls, chlorine, 400,000 BTU heater, sand filter, VFD pump, UV light, 10 yr warranty on spray liner, custom cover, and accessories. The 22'x21' attached garage is heated and has space for 2 vehicles and storage. The 30'x24' detached shop is heated, and has 220 welder's plug. Shed, dog run 10'x20', gazebo, fire pit area, trail, 2 large fields-could have animals, majority of the property is fenced. School bus comes into the driveway! Approx 3 min drive to newer Cascade Power Plant, convenient for a buyer who works there! This property has it all and is a must see!