



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8, 53503 Range Road 171
Rural Yellowhead County, Alberta

MLS # A2333083



\$489,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage, Parking Pad, RV		
Lot Size:	2.59 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Level, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-53-17-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRD
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Breakfast Bar, Ceiling Fan(s), Crown Molding, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Shed		

Escape to the peace and privacy of country living without sacrificing the convenience of town. Situated on 2.59 beautifully treed acres just 2 km from Edson, this move-in-ready property in the quiet Edson North Estates offers the best of both worlds. The immaculate 2013, 1,520 sq. ft. modular home was professionally relocated to the property in 2024 and thoughtfully upgraded with brand-new gas and power services, a new well, and a top-of-the-line septic system, giving you the confidence of modern infrastructure and worry-free living. Inside, the bright open-concept layout is designed for both everyday comfort and entertaining. The spacious living room flows seamlessly into the well-appointed kitchen featuring an abundance of cabinetry and counter space, a powered island with breakfast bar, upgraded stainless steel appliances, a corner pantry, and a generous dining area with garden doors leading to the expansive deck. The private primary suite easily accommodates a king-sized bedroom set and offers a large walk-in closet along with a 5-piece ensuite complete with a relaxing jetted oval tub. An office nook provides the perfect work-from-home space, while the laundry and utility room offers excellent storage and includes the new water treatment system. At the opposite end of the home are two additional generously sized bedrooms and a 4-piece bathroom, creating an ideal layout for families or guests. Step outside and enjoy your own private retreat. The impressive 10' x 51' deck is perfect for summer barbecues, morning coffee, or simply taking in the peaceful surroundings. A secluded fire pit area invites evenings spent with family and friends, while the mature trees surrounding the property create a beautiful park-like setting with exceptional privacy. The 24' x 24' heated detached garage provides plenty of room for vehicles, recreational toys, or a workshop, and the storage shed keeps

all your yard equipment organized. A large, packed gravel driveway and parking area offer ample space for RVs, trailers, and guests. If you've been dreaming of acreage living with modern conveniences and minimal maintenance, this exceptional property is ready to welcome you home.