



GRASSROOTS
REALTY GROUP

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403, 25518 TOWNSHIP ROAD 505-SEABOLT ESTATES MLS # A2344730
Rural Yellowhead County, Alberta



\$884,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,582 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	3.56 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Many Trees, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Storage		

Inclusions: STORAGE SHEDS

Discover incredible mountain views and unmatched privacy on the 3.56 acre hillside retreat in Seabolt Estates. This spacious 4 level split home blends modern updates with warm, rustic charm and offers versatile spaces for family living, entertaining, and working from home. The renovated kitchen features quartz countertops, stainless steel appliances, and an island with an eating bar. A wood burning stove adds cozy ambiance to the dining area, while the adjoining sunroom showcases sweeping mountain views. On this level you will also find access to the laundry room, and a 5 piece bathroom. Up a level is a bright living room with a second wood burning stove and access to the primary bedroom, with direct access to the yard, and secondary access to the bathroom. Upstairs has 2 more bedroom, 4 piece bathroom, and additional bonus spaces up there for another family room, office, or reading nook. There is a 12 X 28 attached garage, and additional space that deliver endless potential for hobbies, or a gym. Step outside to enjoy two decks, generous yard space, and peaceful access to a creek that runs along the back. Multiple sheds and abundant parking ensure room for all toys and tools. The furnace and shingles have also been upgraded. A rare opportunity to own an acreage with breathtaking views, flexible living spaces, and the tranquility of nature, all within a desirable community. Welcome home!