



GRASSROOTS
REALTY GROUP

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17312A Township RD 535
Edson, Alberta

MLS # A2346426



\$1,591,591

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,216 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	12.18 Acres		
Lot Feat:	See Remarks		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RD
Foundation:	ICF Block	Utilities:	-
Features:	Open Floorplan, See Remarks, Wet Bar		

Inclusions: NA

Executive home with two massive shops! Only minutes from Edson and close to pavement. This property offers the perfect blend of luxury living and commercial/industrial potential. 12 year old home with 6 large bedrooms, 4 bathrooms, galley office, double attached garage, fully finished basement with a family room, bar and theatre room, 2 fully heated 36x60 shops, additional 30x60 concrete pad, cabin, natural spring and established garden in a extremely private setting. Perfect set up for contractors, business owner, trades, equipment storage, or anyone wanting space and privacy without sacrificing convenience. Listed below replacement value to build.