

\$1,750,000 - 51506a Range Road 245, Rural Yellowhead County

MLS® #A2133583

\$1,750,000

3 Bedroom, 3.00 Bathroom, 2,754 sqft
Residential on 5.00 Acres

N/A, Rural Yellowhead County, Alberta

Welcome to a stunning 5 acre property that is nestled against a backdrop of majestic mountain views, with an ideal setting for industry oriented home businesses, making it a unique and inviting space for those seeking a harmonious balance between work and leisure. This exceptional estate on East River Road features a Mark Deagle Log home, Detached garage, with two bedroom suite upstairs, two spacious shops, sheds, and a kennel. Here are the features of each building:

SHOP #1 :

47 X 71 layout (3,397 Sq. Ft.) , built with ICF block/concrete walls ensuring longevity and strength. 16' high ceilings, 2-14 Foot doors, and 2-10 Foot doors, for easy access to drive through, and maneuverability. Includes a 252 Sq.Ft. mezzanine level for additional workspace, hoist, car lift, and is equipped with an in - floor heating system and boiler.

SHOP #2: 40 X 60 Feet (2,400 Sq. Ft), with 4 bays and equipped with 14' high ceilings, 4 - 12 Foot doors, making it ideal for multiple uses. Sturdy 2 X 6 construction, In-Floor heating system and boiler. A large covered area along the side for additional storage needs.



DETACHED GARAGE: 38 X 24, with storage, laundry room, In - Floor heat, New siding, 3 - 8 Foot doors, perfect for multiple vehicles. As an extra bonus upstairs of the garage is a 968 square foot, 2 bedroom suite. Featuring a Kitchen, fireplace, and a full bathroom.

HOUSE: Open concept layout that seamlessly connects the various living spaces, an entertaining area complete with a wet bar, and leading into the main living room with a wood fireplace, and huge windows showcasing the private setting and mountain views. The kitchen comes equipped with a spacious island, gas stove, all appliances, pull out pantry, and a dining room. A powder room, and utility room complete the main floor. Heading upstairs you will find the primary bedroom, with a renovated ensuite, and private patio to sit out on. 2 more bedrooms, full bathroom and laundry. New windows upstairs, new siding, and treated exterior in 2023.

Built in 2004

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2133583 |
| Price | \$1,750,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,754 |
| Acres | 5.00 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 2 Storey |

| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-------------------------|
| Address | 51506a Range Road 245 |
| Subdivision | N/A |
| City | Rural Yellowhead County |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7V1X4 |

Amenities

| | |
|--------------|---|
| Parking | Driveway, Covered, Drive Through, Electric Gate, Heated Garage, RV Access/Parking, Triple Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Refrigerator, Range Hood, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Fire Pit, Kennel, Private Yard, Storage |
| Lot Description | Dog Run Fenced In, Gentle Sloping, Lawn, Views |
| Roof | Metal |
| Construction | Log |
| Foundation | Slab |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 24th, 2024 |
| Days on Market | 459 |
| Zoning | ERRD |

Listing Details

Listing Office

RE/MAX 2000 REALTY

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