

# **\$810,000 - 54206c Hwy 748 N, Rural Yellowhead County**

MLS® #A2256996

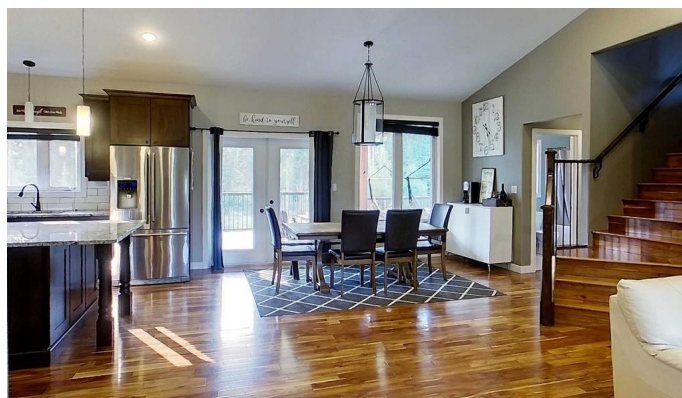
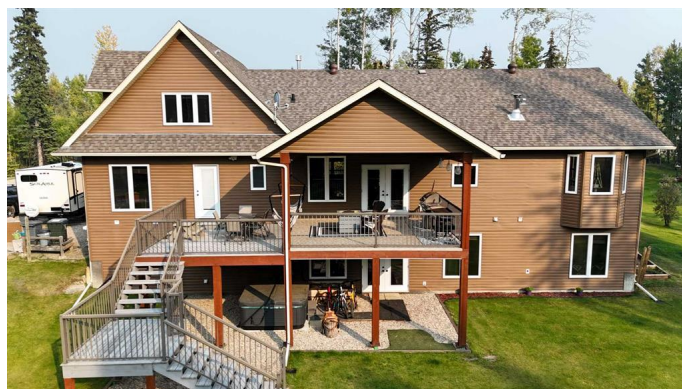
**\$810,000**

5 Bedroom, 3.00 Bathroom, 2,334 sqft

Residential on 3.95 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to this charming country home just 7 minutes from Edson. The bright and functional kitchen is the heart of the home, offering abundant cabinet and counter space, a huge dine-up island, walk-in pantry and a practical layout ideal for both everyday cooking and family gatherings. Large windows fill the home with natural light and offer scenic views of the surrounding landscape, while the open-concept design on the main floor makes entertaining effortless. A cozy gas fireplace in the main floor living room adds warmth and charm, while a wood-burning fireplace in the spacious basement recreation room creates the perfect setting for family nights or entertaining guests. The primary suite designed as a relaxing retreat, with a large walk in closet and full ensuite. 4 additional nice sized bedrooms provide comfort and privacy for children and guests. The bathrooms are modern and functional. The huge bonus room located over the garage provides additional space for a games room, or the ultimate home gym or hobby room! This home's thoughtful floor plan offers both space and flexibility. The upstairs showcases beautiful hardwood and tile flooring, creating a warm and inviting atmosphere, while the fully finished walkout basement features durable laminate flooring, perfect for family living. Built with an ICF foundation for added efficiency and peace of mind, this home also features central air conditioning for year-round comfort. Outdoor living is enhanced by a spacious rear deck



(partially covered for year-round enjoyment), with sweeping views of the landscaped yard, firepit. A heated double attached garage provides comfort and convenience in every season, while sheds offer additional storage for tools and seasonal items. Set on a peaceful 3.95 acre, fully fenced lot with ample outdoor space including a pond. This property perfectly balances rural tranquility with convenient access to nearby amenities.

Built in 2011

### Essential Information

MLS® #	A2256996
Price	\$810,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,334
Acres	3.95
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	54206c Hwy 748 N
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3N6

### Amenities

Parking	Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage
# of Garages	2

## Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Wet Bar
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Other
Lot Description	Garden, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	September 14th, 2025
Zoning	RD

## Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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