

\$449,000 - 17414 Highway 748 N, Rural Yellowhead County

MLS® #A2205902

\$449,000

5 Bedroom, 3.00 Bathroom, 2,316 sqft
Residential on 4.80 Acres

NONE, Rural Yellowhead County, Alberta

Discover your dream property with this beautiful 4.8 acre acreage ideally located only 13k North of Edson, pavement all the way. This home was originally renovated in 2003, featuring a spacious addition set on a solid concrete basement. Warm and welcoming, the cozy woodstove keeps the entire home toasty through the colder months, while central air conditioning ensures comfort in the summer. The home boasts modern pvc windows, newer metal roof, large kitchen pantry, extra large living room and a total of 5 bedrooms and 3 bathrooms. Step outside and enjoy the covered deck overlooking your private slice of paradise. A fully fenced 15 ft deep pond adds charm and recreation, and a 100-yard shooting range for the outdoor enthusiast. Outbuildings include a double garage with a breezeway, a 12x20 greenhouse and garden area, a 12x24 shed and a spacious 30x24 pole shed plus a fun kids play centre and a cozy dog house for your furry friends. This unique property offers the perfect balance of peaceful country living with all the extras. A true gem you won't want to miss!

Built in 1977

Essential Information

MLS® # A2205902



Price	\$449,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,316
Acres	4.80
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	17414 Highway 748 N
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3N7

Amenities

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

Interior

Interior Features	Laminate Counters, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas, Wood, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond, Front Yard, Lawn, Wooded

Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	April 10th, 2025
Days on Market	73
Zoning	CR

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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