

53509B Range Road 171  
Rural Yellowhead County, Alberta

MLS # A2227012



# \$1,249,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,913 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	49.42 Acres		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Level, Many Trees, Private		

<b>Heating:</b>	Boiler, In Floor, Floor Furnace, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	36-53-17-W5
<b>Exterior:</b>	Brick, ICFs (Insulated Concrete Forms), Vinyl Siding	<b>Zoning:</b>	RD - Rural District
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** Assume Alarm System (\$60.00 p/m), Chair Lift, Eat Up Bar & 4 Wooden Stools, Wood Stove, Kids Tree House (Sitting on the Ground)  
Basement: Refrigerator, Stove, Hood Fan, Built In Dishwasher, Washer, Dryer

Welcome to Northwood Acres, an exceptional country acreage offering the perfect blend of family living and income potential. This spacious 2006 Pioneer Engineered RTM home boasts a huge open-concept layout with a bright kitchen featuring a patio door to a large north-facing deck, modern appliances (including refrigerator with water & ice), and a reverse osmosis & water filtration system. The inviting living room is enhanced by a cozy wood stove, while the primary bedroom includes direct deck access, a walk-in closet, and a luxurious 4-piece ensuite with corner jet tub and separate shower. Two additional main floor bedrooms, a full bathroom, and convenient main-floor laundry with an attached 3-piece bathroom add functionality for busy families. The basement offers a private fourth bedroom and cold/storage room, plus a large suite with its own separate entrance, full kitchen with eat-up bar, living and dining areas, two bedrooms, a 3-piece bath, and laundry—perfect for extended family or rental income. Outside, the property features a Heat Master wood boiler (CSA approved) with a backup gas boiler for extra comfort in cold weather. An electric chair lift by the side entrance ensures accessibility for all. There’s a carport with space for three vehicles, two 8x10 metal sheds, and a charming children’s play/tree house near the main home. The 40x50 Quonset shop impresses with in-floor heat, a 20-foot ceiling, large mezzanine storage, a 2-piece bathroom (plumbed for a shower), and oversized doors to accommodate all your projects. Northwood Acres Campground offers 18 fully serviced sites, a washroom/bath house with a Loonie-operated shower and coin laundry. This property is an ideal opportunity to generate year round income while enjoying country living at its finest. Don’t miss out on this versatile, well-maintained property that

truly has it all&mdash;home, shop, and campground.