

51506A RANGE ROAD 245  
Rural Yellowhead County, Alberta

MLS # A2133583



# \$1,750,000

<b>Division:</b>	Rural Yellowhead County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,754 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Covered, Drive Through, Driveway, Electric Gate, Heated Garage, RV Access		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Gentle Sloping, Lawn, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Concrete, Wood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Log	<b>Zoning:</b>	ERRD
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** HOIST, CAR LIFT, AIR COMPRESSOR,

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.