17414 Highway 748 N
Rural Yellowhead County, Alberta

MLS # A2205902

$435,000

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow
Size:	2,316 sq.ft. **Age:** 1977 (48 yrs old)
Beds:	5 **Baths:** 3
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener
Lot Size:	4.80 Acres
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Lawn, Wooded

Heating:	Floor Furnace, Forced Air, Natural Gas, Wood, Wood Stove	**Water:**	Well
Floors:	Ceramic Tile, Cork, Laminate, Linoleum	**Sewer:**	Septic System
Roof:	Metal	**Condo Fee:**	-
Basement:	Finished, Partial	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	CR
Foundation:	Poured Concrete, See Remarks	**Utilities:**	-
Features:	Laminate Counters, Pantry, Storage, Vinyl Windows		

Inclusions: none

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 enture 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!