

\$1,800,000 - 51560a Range Road 245, Rural Yellowhead County

MLS® #A2133583

\$1,800,000

3 Bedroom, 3.00 Bathroom, 2,754 sqft
Residential on 5.00 Acres

N/A, Rural Yellowhead County, Alberta

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.

Built in 2004

Essential Information

MLS® #	A2133583
Price	\$1,800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,754
Acres	5.00
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey

Status Active

Community Information

Address 51560a Range Road 245

Subdivision N/A

City Rural Yellowhead County

County Yellowhead County

Province Alberta

Postal Code T7V1X4

Amenities

Parking Driveway, Covered, Drive Through, Electric Gate, Heated Garage, RV Access/Parking, Triple Garage Detached

of Garages 3

Interior

Interior Features Bar, Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Range Hood, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Basement None

Exterior

Exterior Features BBQ gas line, Fire Pit, Kennel, Private Yard, Storage

Lot Description Dog Run Fenced In, Gentle Sloping, Lawn, Views

Roof Metal

Construction Log

Foundation Slab

Additional Information

Date Listed May 24th, 2024

Days on Market 318

Zoning ERRD

Listing Details

Listing Office

RE/MAX 2000 REALTY

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