

**54003A Range Road 175**  
**Rural Yellowhead County, Alberta**

**MLS # A2281931**



# \$689,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Ga		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighb		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Concrete, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	5-54-17-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Plank	<b>Zoning:</b>	RD
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High S
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, archery range, axe throwing targets, horseshoe pits, firepit with cooking grate		

Your new acreage awaits! Just a short drive from town along the Grande Prairie Trail, this picturesque 28.5-acre property offers privacy, space, and modern comfort, backing directly onto Crown Land with access to sled trails. The beautiful bungalow with full basement welcomes you through a convenient garage entry—perfect for boots and outdoor gear—into a spacious foyer with a 2-piece powder room. The open-concept main living area is filled with natural light from floor-to-ceiling windows at each end, vaulted ceilings, and generous room sizes throughout. The living room overlooks the backyard and provides access to the massive rear deck, while the dining room is ideal for family gatherings and features French doors to the front deck. The chef's kitchen impresses with espresso cabinetry, custom built-ins, pull-out shelving and drawers, a powered island with eating bar, and a walk-in pantry with power. Two good-sized bedrooms are located on the main floor, including the primary bedroom with access to the back deck. The main bath features a jacuzzi tub, large shower, and additional storage. New custom honeycomb blackout up/down blinds are installed on all windows, with laminate and linoleum flooring throughout. The bright basement boasts 9' ceilings and is partially finished (flooring and ceiling remaining). It includes two large bedrooms with walk-in closets, a brand-new 3-piece bathroom, a spacious rec room for movie nights, and additional space for a pool table or workout area. A walk-out leads to the covered patio and yard. Laundry, mechanical, and ample storage complete the lower level. The home features central vac, in-floor heat, and central air conditioning. The attached heated 23' x 21' garage offers hot and cold water taps and excellent storage. The expansive rear deck spans the length of the

home with plexiglass inserts, natural gas BBQ hookup, and covers the patio below. The property was developed in 2013 with all new services. Outside, the fully fenced and cross-fenced acreage (to the tree line) is well set up for animals with pens, heated auto-water, chicken coop, duck pond, and a 14' x 12' greenhouse. Gardeners will appreciate the raised garden beds, raspberry patch, and flower beds. Enjoy peaceful mornings and stunning sunsets from the east- and west-facing decks while watching the abundance of wildlife roam.