

\$965,000 - 17017 Township Road 542 Road, Rural Yellowhead County

MLS® #A2194401

\$965,000

6 Bedroom, 4.00 Bathroom, 4,068 sqft
Residential on 56.40 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to your secluded little slice of paradise, located a short 10 minute drive from Edson! This stunning custom-built 1 1/2 storey home is nestled in the trees on over 56 acres of very private land, you will not see your neighbours from this home! As you step inside this warm and inviting home, you'll find an open-concept layout that's perfect for relaxing and entertaining. The gorgeous kitchen is a dream for anyone who loves to host, boasting a large island with plenty of seating, a wine rack, gas stove and double ovens, a walk-in pantry, and tons of counter space and cabinets. It is the ideal space to host large family gatherings. The primary suite is huge boasting a beautiful en-suite bathroom and large walk in closet. It features 6 spacious bedrooms, 3 with large walk-in closets. You'll appreciate the beautiful hardwood and ceramic tile flooring throughout, along with the cozy in-floor heating and a gas fireplace. In the summer months The central AC will keep you nice and cool. Basement is partially finished, framed and drywalled, with endless possibilities for the rooms. One room is roughed in with plumbing making it the perfect place for a craft room, hair salon or even a wine room. The basement is also home to a 3 piece bathroom and so much storage. Shop could make a great granny pad or income property, it has living quarters and is on its own well and septic. The outdoor space is



yours to explore with a pond, trails and river access. There are several negotiable items such as a pool table, shuffle board, tractor, side by side, furniture and more. For additional photos please see virtual tour. It's truly a wonderful place to call home! We can't wait for you to experience everything this amazing property has to offer!

Built in 2011

Essential Information

| | |
|----------------|---|
| MLS® # | A2194401 |
| Price | \$965,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 4,068 |
| Acres | 56.40 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 17017 Township Road 542 Road |
| Subdivision | NONE |
| City | Rural Yellowhead County |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 3V4 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 5 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open |
|-------------------|---|

| | |
|-----------------|---|
| | Floorplan, Pantry, See Remarks |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Double Oven |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Other, Private Entrance, Private Yard, Storage |
| Lot Description | Many Trees, Private, Treed |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 12th, 2025 |
| Days on Market | 66 |
| Zoning | CR |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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