

# \$1,750,000 - 51506a Range Road 245, Rural Yellowhead County

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MLS® #A2133583

**\$1,750,000**

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          | \$1,750,000                      |
| 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     | 51506a 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 | 540            |
| Zoning         | ERRD           |

### Listing Details

Listing Office

RE/MAX 2000 REALTY

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