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53304 Range Road 180 Rural Yellowhead County, Alberta

MLS # A2238948



\$2,500,000

Division:	NONE					
Type:	Residential/House					
Style:	Acreage with Residence, Bungalow					
Size:	2,232 sq.ft.	Age:	2022 (3 yrs old)			
Beds:	7	Baths:	5 full / 1 half			
Garage:	Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, In Gar					
Lot Size:	9.81 Acres					
Lot Feat:	Back Yard, Creek/	River/Stream	/Pond, Front Yard, Landscaped, Lawn,	Level,		

Heating:	Boiler, High Efficiency, In Floor, Floor Furnace, Forced Air, Hot Water, Na	Well				
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Holding Tank			
Roof:	Asphalt Shingle, Metal	Condo Fee:	-			
Basement:	Finished, Full, Walk-Out To Grade	LLD:	24-53-18-W5			
Exterior:	Wood Frame, Wood Siding	Zoning:	RD			
Foundation:	Piling(s), Poured Concrete, Slab	Utilities:	-			
Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound						

Inclusions: Starlink Internet through the entire property, includes boosters

Drive through the security gates and experience luxury acreage living just minutes from Edson on 9.81 acres, with pavement right to your doorstep. This rare and extraordinary property offers exceptional versatility with TWO custom executive homes, TWO triple garages (one oversized to fit six vehicles), an Integrity Post Frame commercial-grade shop with 18-ft ceilings, three 16-ft overhead doors, in-floor heating, and a private pond perfect for year-round enjoyment. The first residence, built in 2023, is a stunning 3-bedroom, 2.5-bathroom custom smart home loaded with high-end features. It boasts a designer kitchen with a large pantry, under-cabinet lighting and plug-ins, a center island with sink, and beautiful custom cabinetry throughout. The living room showcases a striking fireplace with built-in storage, while the spacious primary suite includes a spa-inspired 5-piece ensuite with a glass steam shower, corner jetted tub, and walk-in closet. Additional features include in-floor heat with forced air backup, central A/C, remote blinds, automatic lighting in closets and pantry, Gemstone exterior lighting, a stamped concrete patio area wired for a hot tub, and a triple attached garage to complete this executive home. The second home, built in 2012, is a well-appointed 4-bedroom, 3.5-bathroom walk-out family home. Designed with comfort in mind, it features vaulted ceilings with warm wood accents, a main floor primary suite with 3-piece ensuite, main floor laundry, and a bright open-concept kitchen and living area. The upper level includes two more bedrooms and a loft-style family room, while the fully finished walk-out basement adds an additional bedroom, family room, bath, and direct access to the serene pond. Outside, enjoy a beautifully landscaped and expansive yard offering the perfect blend of privacy and space to relax, entertain, and play. The private pond provides

skating in winter, kayaking in nome-based business setup,	, or simply the chance	to live large surrounded	by nature, this property	delivers it all. Feature S	heet available