

\$1,490,000 - 6, 16511 532a Township Road, Rural Yellowhead County

MLS® #A2144257

\$1,490,000

5 Bedroom, 6.00 Bathroom, 3,746 sqft
Residential on 5.16 Acres

NONE, Rural Yellowhead County, Alberta

Looking to define quiet sophistication? #6 River Ridge is the epitome, with its high end finishes and exquisite craftsmanship. As soon as you pass through the electronic gate and drive down the treed driveway (paved) you'll feel your heart rate slow and the calm set in. This stunning home and its 6047 sqft of living space is nestled among the trees on 5.16 acres perched on the banks of the glorious McLeod River. The home is clad with James Hardi siding with timber accents. Enjoying the outdoors and soaking up nature is a pivotal theme of this property, from the endless windows, warm natural colour palette, rich woods, to the incredible outdoor living space. The exterior of this home is ideal for catching up with your loved ones, with its covered east facing front porch and the huge rear west facing deck. The rear deck was replaced with cedar in September of 2023 and has glass railing to allow for unobstructed views of the yard and river. The sunroom is a spectacular place to extend your outdoor living with its wood burning fireplace, this space also has a stunning elk antler chandelier. Upon entering the home you are greeted by a large foyer and a view of the show stopping solid fir staircase. The over-sized chefs kitchen has a pantry, plenty of cabinets, a large island, granite countertops and a professional style gas range with a double oven. All kitchen appliances are JennAir. The Large dining room can



accommodate all of the family holidays. Speaking of entertaining, this home is wired with a sound system, speakers are located throughout the house, garage and on all deck areas. The sound system can connect to satellite radio or your phone via bluetooth. The wow factor is really elevated in the living room with its wall of windows, natural stone fireplace, hand scraped distressed hickory flooring and the breathtaking solid fir beams. The primary suite is also located on the mainfloor, it is spacious with amazing views from the two walls of windows. The primary en-suite will send you straight into that zen frame of mind with its multi jet shower and large jetted tub. Vanity has double sinks with marble countertops. The primary suite also has a huge walk-in closet with California Closet custom organizers (in all closets). The upper level is home to two large bedrooms, bathroom and large living room with sweeping views of the main floor. The walk out is home to the recreation room, two bedrooms (one boasting an en-suite), a 4pc bathroom, theater room, 2pc bathroom and a large storage room. The basement has access to the covered patio and hot tub. There is in-floor heating throughout the basement, garage, kitchen and bathrooms. Oversized triple garage is wired for 220. The seller cleared and graveled an area for a shop , completed in 2022 with geomatting, weeping tile and matting and 1.25â€• crush gravel (100 + loads). Other upgrades include: on demand hot water (Jan. 2024), the larger of the two central A/C unit (2023). This home is not to be missed!

Built in 2009

Essential Information

MLS® #	A2144257
Price	\$1,490,000
Bedrooms	5

Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,746
Acres	5.16
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	6, 16511 532a Township Road
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3A6

Amenities

Parking	Asphalt, Electric Gate, Gated, Heated Garage, Oversized, Paved, Plug-In, Parking Pad, RV Access/Parking, Triple Garage Attached
# of Garages	3
Is Waterfront	Yes
Waterfront	River Front, Waterfront

Interior

Interior Features	Beamed Ceilings, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Range, Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Creek/River/Stream/Pond, Lawn, Landscaped, Many Trees, Views
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2024
Days on Market	261
Zoning	CR

Listing Details

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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