

# \$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
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	Floorplan, Pantry, See Remarks
Appliances	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	Private, Treed, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	50
Zoning	CR

### **Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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