

# \$1,800,000 - 51560a Range Road 245, Rural Yellowhead County

MLS® #A2133583

**\$1,800,000**

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	\$1,800,000
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 51560a 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 334

Zoning ERRD

### Listing Details

Listing Office

RE/MAX 2000 REALTY

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