

# \$1,099,000 - 37, 16511 Township Road 532a, Rural Yellowhead County

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MLS® #A2179521

**\$1,099,000**

4 Bedroom, 3.00 Bathroom, 1,761 sqft  
Residential on 2.74 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to this exceptional waterfront property, built in 2023 and located in the prestigious River Ridge subdivision. Set on 2.74 acres of beautifully landscaped grounds along the scenic McLeod River, this luxurious home offers over 3,400 square feet of meticulously designed living space that seamlessly blends comfort, elegance, and functionality. Upon entering, youâ€™re welcomed by a bright, open floor plan accentuated by elegant engineered white oak hardwood flooring, high ceilings and flooded with natural light. The main living area features a decorative built-in fireplace, providing a cozy yet sophisticated ambiance. The spacious dining room, with its expansive windows, is perfect for family gatherings or entertainment, offering breathtaking views of the MacLeod River. The gourmet kitchen is a chefâ€™s dream, equipped with ample cupboard and drawer space, luxurious quartz countertops, and high-end finishes that elevate both style and functionality. The master suite is a serene retreat, complete with an ensuite featuring a double vanity with quartz countertops, a walk-in shower, and a spacious walk-in closet with custom built-ins. The main floor also includes an additional bedroom, dedicated office space, 4 pc bathroom, and a convenient laundry room with built-in storage, providing everything you need for a comfortable and efficient lifestyle. The lower level is an



entertainerâ€™s paradise, with an expansive family room, a games area that boasts a built-in wet bar, and a second decorative built-in fireplace. This level also includes two additional bedrooms, 4 pc bathroom, ample storage, and heated flooring throughout the basement and the attached 30x30 garage. The home is equipped with central air conditioning, an on-demand hot water system, and a reverse osmosis water system for ultimate comfort. Outside, the property is complete with a second detached 26x30 heated garage, a fully paved driveway, and private access to the stunning McLeod River. This exceptional property truly has it allâ€”a beautiful, thoughtfully designed home set on prime waterfront acreage, perfect for a family looking for luxury, privacy, and the beauty of nature right at their doorstep.

Built in 2023

### Essential Information

MLS® #	A2179521
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,761
Acres	2.74
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	37, 16511 Township Road 532a
Subdivision	NONE
City	Rural Yellowhead County

County Yellowhead County  
Province Alberta  
Postal Code T7E 3A6

### **Amenities**

Utilities Electricity Connected, Natural Gas Connected  
Parking RV Access/Parking, Asphalt, Double Garage Attached, Double Garage Detached  
# of Garages 2  
Is Waterfront Yes  
Waterfront River Access, River Front, Waterfront

### **Interior**

Interior Features Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar, Bar, Closet Organizers, Tankless Hot Water  
Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Range Hood, Washer  
Heating In Floor, Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Decorative, Electric, Living Room  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Entrance  
Lot Description Back Yard, Landscaped, Creek/River/Stream/Pond, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Paved, Rectangular Lot, Waterfront  
Roof Asphalt Shingle  
Construction ICFs (Insulated Concrete Forms), Wood Frame  
Foundation ICF Block

### **Additional Information**

Date Listed November 15th, 2024  
Days on Market 157  
Zoning CRD

### **Listing Details**

Listing Office

CENTURY 21 TWIN REALTY

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