



## 53509B Range Road 171 , Rural Yellowhead County, Alberta - \$1,249,000



Main Photo

### Property Description

Welcome to Northwood Acres, an exceptional country acreage offering the perfect blend of family living and income potential. This spacious 2006 Pioneer Engineered RTM home boasts a huge open-concept layout with a bright kitchen featuring a patio door to a large north-facing deck, modern appliances (including refrigerator with water & ice), and a reverse osmosis & water filtration system. The inviting living room is enhanced by a cozy wood stove, while the primary bedroom includes direct deck access, a walk-in closet, and a luxurious 4-piece ensuite with corner jet tub and separate shower.

Two additional main floor bedrooms, a full bathroom, and convenient main-floor laundry with an attached 3-piece bathroom add functionality for busy families. The basement offers a private fourth bedroom and cold/storage room, plus a large suite with its own separate entrance, full kitchen with eat-up bar, living and dining areas, two bedrooms, a 3-piece bath, and laundry—perfect for extended family or rental income. Outside, the property features a Heat Master wood boiler (CSA approved) with a backup gas boiler for extra comfort in cold weather. An electric chair lift by the side entrance ensures accessibility for all. There's a carport with space for three vehicles, two 8x10 metal sheds, and a charming children's play/tree house near the main home.



The 40x50 Quonset shop impresses with in-floor heat, a 20-foot ceiling, large mezzanine storage, a 2-piece bathroom (plumbed for a shower), and oversized doors to accommodate all your projects. Northwood Acres Campground offers 18 fully serviced sites, a washroom/bath house with a Loonie-operated shower and coin laundry. This property is an ideal opportunity to generate year round income while enjoying country living at its finest. Don't miss out on this versatile, well-maintained property that truly has it all—home, shop, and campground.

## REALTOR Referral

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