



## 53304 Range Road 180 , Rural Yellowhead County, Alberta - \$2,500,000



Main Photo

### Property Description

Drive through the security gates and experience luxury acreage living just minutes from Edson on 9.81 acres, with pavement right to your doorstep. This rare and extraordinary property offers exceptional versatility with TWO custom executive homes, TWO triple garages (one oversized to fit six vehicles), an Integrity Post Frame commercial-grade shop with 18-ft ceilings, three 16-ft overhead doors, in-floor heating, and a private pond perfect for year-round enjoyment.

The first residence, built in 2023, is a stunning 3-bedroom, 2.5-bathroom custom smart home loaded with high-end features. It boasts a designer kitchen with a large pantry, under-cabinet lighting and plug-ins, a center island with sink, and beautiful custom cabinetry throughout. The living room showcases a striking fireplace with built-in storage, while the spacious primary suite includes a spa-inspired 5-piece ensuite with a glass steam shower, corner jetted tub, and walk-in closet. Additional features include in-floor heat with forced air backup, central A/C, remote blinds, automatic lighting in closets and pantry, Gemstone exterior lighting, a stamped concrete patio area wired for a hot tub, and a triple attached garage to complete this executive home. The second home, built in 2012, is a well-appointed 4-bedroom, 3.5-bathroom walk-out family home. Designed with comfort in mind, it features vaulted ceilings with warm wood accents, a main



floor primary suite with 3-piece ensuite, main floor laundry, and a bright open-concept kitchen and living area. The upper level includes two more bedrooms and a loft-style family room, while the fully finished walk-out basement adds an additional bedroom, family room, bath, and direct access to the serene pond. Outside, enjoy a beautifully landscaped and expansive yard offering the perfect blend of privacy and space to relax, entertain, and play. The private pond provides skating in winter, kayaking in summer, and picturesque views all year long. Whether you're seeking multi-generational living, a home-based business setup, or simply the chance to live large surrounded by nature, this property delivers it all. Feature Sheet available!

## REALTOR Referral

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