



54028 Range Road 175 , Rural Yellowhead County, Alberta - \$950,000



Main Photo

Property Description

One-of-a-Kind Passive House on 51 Acres – Minutes from Edson. Welcome to Sunshine House—a remarkable 4-bedroom, 4-bathroom home that blends luxury, sustainability, and income potential on 51 serene acres just 7 minutes from Edson. This custom-built residence is a True Passive House, designed to reduce heating energy by up to 90% through world-leading construction methods and solar efficiency. South-facing orientation, 2" thermal mass concrete floors, and 22" thick R76-rated walls filled with Roxul insulation allow the home to absorb solar heat by day and radiate it back by night. The advanced wall system includes 2x6 framing, taped OSB vapor barrier, 14" I-joists, Agepan breathable sheathing, and vented cedar siding. Tilt-and-turn German triple-pane windows and dual-seal doors ensure airtight comfort and energy retention. The main floor features 3 bedrooms, 2 bathrooms, a gourmet kitchen, open living/dining area, a spacious office, ample storage, and direct access to the attached shop with its own bathroom and an elevator to reach the abundant 2nd level storage, attic and playroom. Upstairs, a private suite with its own bedroom, bathroom, kitchenette, and rec room serves as a fully-operational Airbnb, generating strong revenue since 2021. This suite is easily integrated back into additional living space for the main residence. The shop and Airbnb wing, added in 2019, is extremely well insulated with 2x10



framing, Agepan exterior, and a secondary 2x4 Roxul-insulated wall to house all plumbing and wiring—keeping the space efficient and comfortable thanks to excellent solar gain. The shop is heated by a WETT-certified wood stove (Jan 2025) and radiant in-floor heating via a glycol-filled system powered by an electric hot water tank. The 14' x 14' overhead door is double-sealed. Construction highlights include 10" x 10" fir post and beam roof support, a high-performance floor system with concrete, OSB, insulated I-joists, Agepan, and 6" of Styrofoam. The shop floor is 7" of concrete over 6" of foam. A professionally installed grid-tied solar array (Feb 2021) consistently generates credits and there are no batteries required. The roof is Tough Rib metal with a 50-year warranty. Outdoors, enjoy a 10' deep aerated pond (new pump in 2025) stocked with rainbow trout (2023), a 30x40 storage shed, a designated camping spot, several km of trails, bridges, cutlines, and abundant wildlife. Starlink internet is available, making the home ideal for remote work. Whether you're seeking a future-ready family home, an income-producing retreat, or the ultimate in sustainable rural living, Sunshine House is a rare opportunity to own a Net Zero Passive House property that truly works in harmony with nature.

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