

# \$435,000 - 17414 Highway 748 N, Rural Yellowhead County

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MLS® #A2205902

**\$435,000**

5 Bedroom, 3.00 Bathroom, 2,316 sqft  
Residential on 4.80 Acres

NONE, Rural Yellowhead County, Alberta

Discover your dream property with this beautiful 4.8 acre acreage ideally located only 13k North of Edson, pavement all the way. This home was originally renovated in 2003, featuring a spacious addition set on a solid concrete basement. Warm and welcoming, the cozy woodstove keeps the entire home toasty through the colder months, while central air conditioning ensures comfort in the summer. The home boasts modern pvc windows, newer metal roof, large kitchen pantry, extra large living room and a total of 5 bedrooms and 3 bathrooms. Step outside and enjoy the covered deck overlooking your private slice of paradise. A fully fenced 15 ft deep pond adds charm and recreation, and a 100-yard shooting range for the outdoor enthusiast. Outbuildings include a double garage with a breezeway, a 12x20 greenhouse and garden area, a 12x24 shed and a spacious 30x24 pole shed plus a fun kids play centre and a cozy dog house for your furry friends. This unique property offers the perfect balance of peaceful country living with all the extras. A true gem you won't want to miss!

Built in 1977

## Essential Information

MLS® #                      A2205902



|                |                                  |
|----------------|----------------------------------|
| Price          | \$435,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,316                            |
| Acres          | 4.80                             |
| Year Built     | 1977                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 17414 Highway 748 N     |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3N7                 |

### Amenities

|              |   |
|--------------|---|
| Parking      | Double Garage Attached, Gravel Driveway, Additional Parking, Driveway, Garage Door Opener |
| # of Garages | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, Pantry, Storage, Vinyl Windows                   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Wood, Wood Stove, Floor Furnace            |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, Wood Burning Stove, Free Standing                      |
| Has Basement      | Yes   |
| Basement          | Finished, Partial   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Front Yard, Lawn, Creek/River/Stream/Pond, Wooded |

|              |                              |
|--------------|------------------------------|
| Roof         | Metal                        |
| Construction | Vinyl Siding, Wood Frame     |
| Foundation   | Poured Concrete, See Remarks |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 109              |
| Zoning         | CR               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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