



## 53330 Range Road 162 Rural Yellowhead AB

\$574,900

RARE FIND! PRIVATE, SECLUDED 16.11 Acres W/the Wolf Creek Winding through this Gorgeous Country Acreage 11 Min East of Edson on Pavement. Expansive Creek Frontage Winds through this Property & Borders Crown Land. Thoughtfully Designed 2013 Built 2 Storey Home Features: 1548 sq ft, 2 Bedrooms, 2 Bathrooms, Open Concept, Laundry W/Sink, Bright Kitchen, Many Windows, Each Level W/ a Huge Master & Bathroom, 2 Pantries. Property Includes a Huge 581 sq ft Yurt W/Wood Stove, Perfect for Extra Guests or Entertaining W/Under Shelved Storage. Expansive Upper Deck W/Access to the Upper Level, Yurt, & Wood Shed. Includes Shed, Sea Can, Car Port, Outdoor Shower W/Hot Water, Firepit, & Raised Garded Beds. The Perfect Property For a Private Getaway or Start a Business W/Luxury Glamping Domes Nestled in the Woods Along the Creek. Sandy Beach, Swimming, Kayaking, Skiing, Sledding. This Property has Spectacular Scenery, Seclusion, Abundance of Wildlife, & Endless Recreational & Business Opportunities W/DIRECT CREEK Access.

Listing Presented By:



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