

# \$449,000 - 17414 Highway 748 N, Rural Yellowhead County

---

MLS® #A2205902

**\$449,000**

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	\$449,000
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	Additional Parking, Double Garage Attached, Garage Door Opener, Driveway, Gravel Driveway
# 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, Floor Furnace, Wood Stove, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Partial

### Exterior

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

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

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	25
Zoning	CR

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.