\$1,750,000 - 4, 165111 Township Road 532a, Edson

MLS® #A2230349

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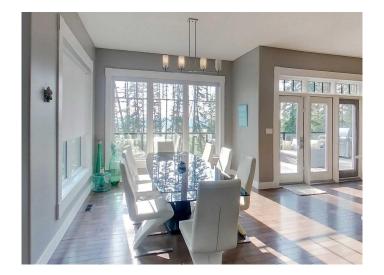
4 Bedroom, 4.00 Bathroom, 3,497 sqft Residential on 6.47 Acres

N/A, Edson, Alberta

Welcome to this breathtaking custom-built executive home perched above the McLeod River in the exclusive River Ridge Estates. Set on over 6 acres of meticulously landscaped property, this architectural gem offers the perfect balance of luxury, comfort, and functionâ€"just 3 km from town with a fully paved driveway to your doorstep. This modern, professionally designed open-concept layout brings family and friends together while still offering quiet spaces for work and retreat. The great room boasts rich hardwood floors and expansive wall-to-wall windows framing panoramic views of the river. A chef's dream kitchen centers around 20' granite-topped island with bar seating, built-in appliances, an oversized walk-through pantry, and a sunlit dining area. The adjacent living area is anchored by a sleek gas fireplace and large-screen TVâ€"ideal for cozy nights or lively gatherings. Step out onto the spacious deck to enjoy BBQs, evening lounging, and stunning sunsets over the river valley. A dedicated home office with French doors off the foyer ensures a private, productive workspace, while a generous mudroom connects directly to a massive 4-car heated garageâ€"complete with a car lift to accommodate up to 5 vehicles. Upstairs, the serene primary suite captures tranquil river views and features a spa-inspired ensuite with dual vanities, a steam shower, soaker tub, and a custom walk-through closet. Two additional bedrooms, a 4-piece bathroom, and a







convenient laundry room round out the upper level, while the bonus room above the garage doubles as a home theatre and includes a hidden storage space for extra fun. The fully finished walk-out basement is an entertainer's dream, boasting heated tiled floors, a spacious lounge area, games space, full wet bar, wine room, and a 4th bedroom. Finally unwind in the luxurious spa bathroom with steam shower and 3-person sauna. Engineered for year-round comfort, this super-insulated home features in-floor heating, dual high-efficiency furnaces, two steam humidifiers, and central air conditioning. A separate heated 40' garage enhances the property's versatility with its own 2-piece bathroom, 220V outlet, stainless steel workbench, floor drain, and mezzanine storage â€" the perfect space for your next project. The gated winding driveway ensures privacy and leads to a beautifully landscaped yard designed for both relaxation and play. Multiple seating areas overlook the river, while kids of all ages will love the powered treehouse perched above an aerated trout pond with a sandy beach, waterfall, and treed firepit area. Outdoor lighting highlights the home, yard, driveway, and pond for magical evenings under the stars. With a 50-amp RV hookup, hosting guests is effortless. This one-of-a-kind riverfront retreat is the ultimate expression of luxury living in nature â€" private, peaceful, and only minutes from town.

Built in 2012

Essential Information

MLS® # A2230349 Price \$1,750,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 3,497 Acres 6.47 Year Built 2012

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 4, 165111 Township Road 532a

Subdivision N/A
City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 3A6

Amenities

Parking Spaces 12

Parking Double Garage Detached, Quad or More Attached

of Garages 7

Waterfront Pond, River Front

Interior

Interior Features Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity,

French Door, Kitchen Island, Open Floorplan, Pantry, Recessed

Lighting, Sauna, Smart Home, Sump Pump(s), Walk-In Closet(s)

Appliances Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer,

Freezer, Microwave, Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit, Lighting, Private Yard, RV Hookup

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond,

Environmental Reserve, Greenbelt, Landscaped, Lawn, Many Trees,

Waterfall

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 11th, 2025

Days on Market 5

Zoning CRD

Listing Details

Listing Office ALPINE REALTY 3%

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