

\$1,450,000 - 207, 25518 Township Road 505b, Rural Yellowhead County

MLS® #A2250534

\$1,450,000

5 Bedroom, 7.00 Bathroom, 2,621 sqft
Residential on 3.26 Acres

NONE, Rural Yellowhead County, Alberta

A rare opportunity to own a luxury property perched on 3.26 private treed acres in Seabolt Estates. This expansive bungalow offers the convenience of single level living combined with a fully developed walk out basement, an attached double garage, and 2 shops. Thoughtfully designed floor plan delivers generous entertaining zones on the main floor. From the moment you enter, the home radiates a sense of refined luxury. The main level showcases hardwood flooring seamlessly connecting a pair of inviting living rooms designed for formal entertaining or everyday family gatherings. The kitchen is a centerpiece of modern elegance, with quartz counters, an island with eating bar, high end appliances, and kitchen nook accented with coffered ceilings and wainscoting. A formal dining room can also be found, which design also allows this room to flex into another bedroom, with patio doors out. The primary bedroom features a luxury ensuite with corner soaking tub, walk in shower, and in floor heat. Another office/room that features a built in Murphy Bed and Cabinetry. A powder room, and a well appointed laundry room with a huge pantry, a farmhouse sink, and access to the heated attached garage round out the main floor. The lower level is completely developed, with a family room and bar for entertaining, while two walkouts expand the living area to the outdoors and enhance accessibility. The



basement includes 4 additional bedrooms, and a kitchen suite to further broaden the possibilities for in law arrangements, rental income, or a private living space for extended family. 3 of the 4 bedrooms feature an ensuite in each room., and another 3 piece bathroom is located in the basement. European tilt and turn windows flood the interior with natural light, and also features roll shutters that enhance energy efficiency, and privacy, while mountain views bring the outdoors inside and elevate everyday living. Outdoor living on this property is as impressive as the interior. A dedicated firepit area provides a focal point for gatherings, and relaxing, and features a gazebo and wood shelter. In addition the are 2 shops, presenting a rare combination of vehicle storage and hobby functionality. Shop #1: 30 X 38'10 with 13.6 ceilings and two 12' high doors. Shop #2: 46 X 30 with 14' ceilings, two 12' high doors, and one 10' high door. Both shops are heated with driveway access. This property is ready to welcome its new owner.

Built in 1984

Essential Information

MLS® #	A2250534
Price	\$1,450,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	2,621
Acres	3.26
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	207, 25518 Township Road 505b
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7V1X5

Amenities

Parking Spaces	10
Parking	Double Garage Attached, Double Garage Detached, Triple Garage Detached
# of Garages	8

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Dry Bar
Appliances	Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Double Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Front Yard, Lawn, Many Trees, Views, Gentle Sloping, Secluded
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	84
Zoning	CRD

Listing Details

Listing Office	RE/MAX 2000 REALTY
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.