

# \$800,000 - 65471 152 Range, Hylo

MLS® #A2230778

**\$800,000**

5 Bedroom, 3.00 Bathroom,  
Agri-Business on 159.00 Acres

NONE, Hylo, Alberta

Fabulous home on a full quarter section. This 11 year old fully developed walk-out bi-level home is finished with the finest materials and offers a second kitchen in the lower level. The upper level boasts a state of the art gourmet kitchen with 2 walk-in pantries, loads of cabinets and tons of counterspace. Large dining area with a French door to a large upper deck that overlooks the beautiful countryside. The great room offers gleaming hardwood floors and uniquely designed vaulted ceilings with expansive views of the area. You'll also discover a lovely primary with featuring a large walk-in closet and corner jacuzzi ensuite with a free standing shower as well. The 2nd bedroom is large and also offers a walk-in closet. The lower level offers 3 additional bedrooms, a full eat in kitchen, large recreation space, a 4 piece bath, laundry room, cold room, additional storage and direct access to a sunroom overlooking the countryside. Most closets in the home are walk-in with custom solid shelving and this home offers loads of quality features that would appeal to anyone including tankless hot water, in floor heating in the basement, quonset and barn. Cistern is 3,800 gallons, sewage is pump out and there is also a wood boiler system.



## Essential Information

MLS® #

A2230778

|            |               |
|------------|---------------|
| Price      | \$800,000     |
| Bedrooms   | 5             |
| Bathrooms  | 3.00          |
| Full Baths | 3             |
| Acres      | 159.00        |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 65471 152 Range     |
| Subdivision | NONE                |
| City        | Hylo                |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A1Z0              |

### Interior

|            |                                                                                                                       |
|------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances | Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater |
|------------|-----------------------------------------------------------------------------------------------------------------------|

### Exterior

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
| Lot Description | Landscaped, Lawn, Many Trees, Pasture, Treed, Cleared, Farm, Wetlands, Wooded |
|-----------------|-------------------------------------------------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 75              |
| Zoning         | Agricultural    |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | CENTURY 21 LAKELAND REAL ESTATE |
|----------------|---------------------------------|

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.