

# \$2,350,000 - 62407 Range Road 431, Ardmore

MLS® #A2213642

**\$2,350,000**

3 Bedroom, 4.00 Bathroom, 3,941 sqft

Residential on 160.00 Acres

Ardmore, Ardmore, Alberta

Dreaming of your own OASIS? Hereâ€™s a one-of-a-kind paradise of your own overlooking 160 acres of Pine trees, trails, crown lands and creeks. The craftsmanship in this Log house is beyond your expectations and dreams. This 3-bedroom log house and four bathrooms and 3 bedrooms in the guest house. In the main house, you will be greeted with high ceilings living room and that country style feeling showing off your river rock fireplace, beautiful designed tile entry way c/w in-floor heating, and hardwood floors. The very spacious kitchen with an island, equipped with High end appliances (Elmira stove), a walk-in pantry, a mudroom and a 2 -piece bathroom. The very large dining room that can accommodate all your guest and family plus the breakfast area with access to the wrap around deck with spectacular view of the ravine. The upper level is just the best Master bedroom you ever have with two large walk-in closets for his and hers, master 6-piece ensuite with your raised bathtub with the towering trees view from the big window while relaxing and enjoying your me time, on the other side of the master bedroom you also have your own living room or office area that you can unwind and just watch your favorite TV show and another gas fireplace. In the basement it has a slab in floor heating so to keep your bare feet warm even in the winter time, and a large bedroom, 3 piece bathroom, a theatre room, best of the best it is equipped with an 85â€™ indoor archery range, laundry



room with washer sink, furnace room, utility room equipped the best water softener, a walk out through the side of the house that you can sit and enjoy the outdoor and fresh air breeze overlooking the green space . The guest house has 3 bedrooms a kitchenette and the 2-boiler heated detached garage. Also, you have a 60'x45' Quonset with work shop and a 35x28 insulated barn that currently houses donkeys. Moreover, all the bathroom sinks are imported from Mexico, the dining room set, and all the trophies has a story. This is a very private property that offers you a year-round adventures like hunting, hiking, quadding, and horseback riding and an investment opportunity to turn it into something recreational for the Winter and Summer. Also, the property has an oil well lease with a \$2,900 revenue per year. This is very secluded, gated property and you have all the privacy!

Built in 2015

### **Essential Information**

MLS® #	A2213642
Price	\$2,350,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,941
Acres	160.00
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address 62407 Range Road 431

Subdivision	Ardmore
City	Ardmore
County	Bonnyville No. 87, M.D. of
Province	Alberta
Postal Code	T9M 1P3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Aggregate, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Storage, Beamed Ceilings, Double Vanity, Vinyl Windows, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, See Remarks, Washer, Window Coverings, Water Softener
Heating	Boiler, Forced Air, Natural Gas, Fireplace(s), In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Glass Doors, Living Room, Master Bedroom, See Remarks, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage, Balcony, Dog Run
Lot Description	Backs on to Park/Green Space, Front Yard, No Neighbours Behind, See Remarks, Creek/River/Stream/Pond, Irregular Lot, Lawn, Many Trees, Private, Secluded, Yard Lights
Roof	Metal
Construction	See Remarks, Wood Frame, ICFs (Insulated Concrete Forms), Log, Stone
Foundation	ICF Block

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	104
Zoning	60

**Listing Details**

Listing Office                      Maxwell Reliant 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.