

# \$950,000 - 54028 Range Road 175, Rural Yellowhead County

MLS® #A2242348

**\$950,000**

4 Bedroom, 4.00 Bathroom, 3,347 sqft  
Residential on 50.98 Acres

NONE, Rural Yellowhead County, Alberta

One-of-a-Kind Passive House on 51 Acres â€“ Minutes from Edson. Welcome to Sunshine Houseâ€”a remarkable 4-bedroom, 4-bathroom home that blends luxury, sustainability, and income potential on 51 serene acres just 7 minutes from Edson. This custom-built residence is a True Passive House, designed to reduce heating energy by up to 90% through world-leading construction methods and solar efficiency. South-facing orientation, 2â€• thermal mass concrete floors, and 22â€• thick R76-rated walls filled with Roxul insulation allow the home to absorb solar heat by day and radiate it back by night. The advanced wall system includes 2x6 framing, taped OSB vapor barrier, 14â€• I-joists, Agepan breathable sheathing, and vented cedar siding. Tilt-and-turn German triple-pane windows and dual-seal doors ensure airtight comfort and energy retention. The main floor features 3 bedrooms, 2 bathrooms, a gourmet kitchen, open living/dining area, a spacious office, ample storage, and direct access to the attached shop with its own bathroom and an elevator to reach the abundant 2nd level storage, attic and playroom. Upstairs, a private suite with its own bedroom, bathroom, kitchenette, and rec room serves as a fully-operational Airbnb, generating strong revenue since 2021. This suite is easily integrated back into additional living space for the main residence. The shop



and Airbnb wing, added in 2019, is extremely well insulated with 2x10 framing, Agepan exterior, and a secondary 2x4 Roxul-insulated wall to house all plumbing and wiring—keeping the space efficient and comfortable thanks to excellent solar gain. The shop is heated by a WETT-certified wood stove (Jan 2025) and radiant in-floor heating via a glycol-filled system powered by an electric hot water tank. The 14'™ x 14'™ overhead door is double-sealed. Construction highlights include 10" x 10" fir post and beam roof support, a high-performance floor system with concrete, OSB, insulated I-joists, Agepan, and 6" of Styrofoam. The shop floor is 7" of concrete over 6" of foam. A professionally installed grid-tied solar array (Feb 2021) consistently generates credits and there are no batteries required. The roof is Tough Rib metal with a 50-year warranty. Outdoors, enjoy a 10'™ deep aerated pond (new pump in 2025) stocked with rainbow trout (2023), a 30x40 storage shed, a designated camping spot, several km of trails, bridges, cutlines, and abundant wildlife. Starlink internet is available, making the home ideal for remote work. Whether you're seeking a future-ready family home, an income-producing retreat, or the ultimate in sustainable rural living, Sunshine House is a rare opportunity to own a Net Zero Passive House property that truly works in harmony with nature.

Built in 2012

**Essential Information**

MLS® #	A2242348
Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2

Half Baths	2
Square Footage	3,347
Acres	50.98
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	54028 Range Road 175
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3M4

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wood Counters
Appliances	Built-In Electric Range, Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Window Coverings
Heating	Baseboard, High Efficiency, Electric, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Other, Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Private Yard, Awning(s), Fire Pit
Lot Description	Landscaped, Lawn, Level, Low Maintenance Landscape, Secluded, Wooded
Roof	Metal
Construction	Concrete, Post & Beam, Wood Frame, Wood Siding

Foundation                      Slab

**Additional Information**

Date Listed                      July 23rd, 2025  
Days on Market                8  
Zoning                              Rural District

**Listing Details**

Listing Office                    CENTURY 21 TWIN REALTY

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