



GRASSROOTS
REALTY GROUP

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53206 Range Road 150
Rural Yellowhead County, Alberta

MLS # A2215279



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,335 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Front Drive, Gravel Driveway, Heated Garage, RV		
Lot Size:	9.64 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas, Pellet Stove	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-53-15-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RD
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, High Speed Internet
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Skylight(s), Storage, Track Lighting, Vinyl Windows		

Inclusions: N/A

Private country acreage just 15 minutes East of Edson with pavement to the driveway. Built in 1995, the property includes a spacious 4-bedroom, 2.5-bathroom bungalow offering 2,394 sq. ft. of living space on two levels. The bright and open main floor hosts a sunken living room complete with a pellet stove fireplace and access to the back deck. The beautifully updated kitchen comes with stainless steel appliances, a large island providing ample storage, plenty of cabinets and counter space, and a pantry cupboard. It connects seamlessly to the dining room, which has a bay window view of the front yard and also provides access to the front deck. The primary bedroom can accommodate a king-sized suite and includes a 2-piece ensuite along with double closets. Two additional well-sized bedrooms and a 4-piece bathroom featuring a skylight complete the main floor. The fully developed basement offers in-floor heating and includes a vast family room, a fourth bedroom, a den, and a large utility room with laundry facilities, a cold room, and plenty of storage, and there's a huge walk-in closet next to the attached garage access door. Enjoy the outdoors and beautiful view on the covered front deck (13' x 26') that's complete with a natural gas line BBQ hookup, the back deck (10' x 14') that overlooks the gardens, or gather family and friends around the fire pit. For the gardening enthusiast, the property includes a 12' x 24' greenhouse situated on a concrete pad, raised garden beds, numerous berry bushes, fruit trees, and perennial flower beds. The land is beautifully treed, landscaped, fully fenced, and set up for horses. A circular driveway provides easy access, making it convenient for truckers or those with large vehicles. You'll have ample space for vehicles and recreational toys with a single attached

garage (16' x 24') featuring in-floor heating, as well as a double detached heated garage (24' x 24'), both equipped with concrete floors. Additional storage is available in the tarp carport and two sheds (one powered). Located just off Highway 16 on Wolf Lake Road, this property is minutes away from crown land, as well as excellent fishing and hunting opportunities.