



GRASSROOTS
REALTY GROUP

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53515 Range Road 165A
Rural Yellowhead County, Alberta

MLS # A2215290



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,487 sq.ft.	Age:	1988 (37 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	2.87 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	RD
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Hot Tub

The location of this well cared for stunning country home is 4 miles from Down Town Edson. Six bedrooms. Three Bathrooms. Sound Proof Theatre Room. Bonus Playroom. Attached heated garage is 27 x 30 ft. with concrete floors and an entrance to the basement. Pool Table. 2 sheds. green House. Garden spot. Private fire pit location. Large concrete wrap around pad. A must see. You will not be disappointed.