



**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 (38 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 Neighbo	

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.