



**GRASSROOTS**  
REALTY GROUP

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**14132 East Bank Road**  
**Rural Yellowhead County, Alberta**

**MLS # A2222743**



**\$490,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	2,297 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	12.90 Acres		
<b>Lot Feat:</b>	Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	35-54-14-W5
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Nestled on 12.9 acres along the East Bank Road, this 4-bedroom, 3-bathroom split-level home offers both space and privacy with stunning views of the McLeod River. The home features two separate living areas, making it ideal for extended family, guests or entertaining. The main living space includes 3 spacious bedrooms, 2 bathrooms, kitchen, and a bright living room perfect for entertaining or relaxing. The second living area, with its own entrance, offers 1 bedroom, 1 bathroom, and a kitchen and living room, providing a cozy and private retreat. Outside, enjoy the peaceful setting with a private yard and the tranquil views of the river, making this property a perfect blend of rural charm and comfort. This home has also recently been repainted.