



**GRASSROOTS**  
REALTY GROUP

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**56416 Range Road 142**  
**Rural Yellowhead County, Alberta**

**MLS # A2225642**



**\$499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Holding Tank, Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	27-56-14-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Natural Woodwork, Pantry, Storage		

**Inclusions:** AC UNIT, OUTBUILDINGS, PERGOLA

Lakeview Bungalow on 2 Acres &ndash; Perfect Blend of Comfort, Charm & Country Living Welcome to this beautifully maintained 1,352 sq. ft. bungalow, nestled on a peaceful and private 2-acre parcel with stunning views of Shining Bank Lake. This warm and inviting home offers the perfect balance of function and charm, with thoughtful features throughout. Step into the cozy living room, where you're welcomed by a rustic wooden beam archway that sets the tone for the home's relaxed and inviting atmosphere. The main floor boasts a 4pc bath and three comfortable bedrooms, including a generously sized primary with a private 3-piece ensuite. The kitchen is both functional and stylish, featuring dark cabinetry, stainless steel appliances, and an incredible view of the lake. The adjoining dining area is ideal for family dinners, with direct access to the back deck&mdash;your personal outdoor oasis, perfect for soaking in sunsets or watching the kids play. Head downstairs to a bright and spacious basement where you'll find two additional bedrooms, a full 4-piece bathroom, and a naturally lit family room&mdash;great for movie nights or hosting guests. There's plenty of storage, including cold storage and a cozy reading nook that's perfect for kids. The oversized laundry room makes chores a breeze and offers convenient access to the attached garage. The attached garage is a standout feature, offering plenty of space for vehicles, tools, and toys, with entrances from the laundry room, front foyer, and outside. Step outdoors and experience the country lifestyle at its best. Enjoy breathtaking views of the Lake, relax around the fire pit as the sun sets, or spend your days tending to the greenhouse, or chicken coop. Add the horse shelter and wood shed for additional outdoor storage. This property truly has it all. Additional features include air

conditioning, central vacuum, triple-pane windows, and hot water on demand—everything you need for year-round comfort and efficiency. Whether you're looking for a quiet retreat, space to grow, or a lifestyle rooted in nature, this lakeview bungalow checks all the boxes.