



GRASSROOTS
REALTY GROUP

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53216 Range Road 181
Rural Yellowhead County, Alberta

MLS # A2226777



\$399,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,890 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking, RV Garage		
Lot Size:	17.10 Acres		
Lot Feat:	Front Yard, Lawn, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	14-53-18-W5
Exterior:	Mixed	Zoning:	rd
Foundation:	Block, Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

17.1 Acres – Just Minutes from Town! Looking for space and privacy but still want to be close to town, This 4 bed, 2 full bath modular home sits on 17.1 beautiful acres and is move-in ready with a new roof! - 30' x 60' shop – perfect for projects, storage, or business - Spacious layout – great for families or hosting - Peaceful setting – enjoy country living with town just minutes away