



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

15, 56302 Range Road 144
Rural Yellowhead County, Alberta

MLS # A2237566



\$299,900

Division:	NONE		
Type:	Residential/Other		
Style:	Park Model		
Size:	530 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.71 Acre		
Lot Feat:	Irregular Lot, Lake, Many Trees, Private, Wedge Shaped Lot		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	-	LLD:	20-56-14-W5
Exterior:	Mixed	Zoning:	CR-D
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: bench made from car endgate

Lets camp in style or live at the lake year round! This meticulous property is featuring a stunning park model home set up for all season living or enjoying weekend lake living in style . Room for all your friends and family on this totally private lot located at Shining Bank Lake walking distance from the day use area and boat launch . This has so many feature to it you must see it ! Secluded, oversize garage for all the toys,cabin and storage sheds, multiple water and power outlets , massive fire pit area, the home is turnkey move in ready includes the furnishing and even the BBQ. Check out that deck! As far as lake living goes all the luxuries are here ... right down to Air conditioning and high speed internet ! Book your viewing today lots of time to enjoy this for the rest of the summer !