



**53114 Range Road 180**  
**Rural Yellowhead County, Alberta**

**MLS # A2242432**



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,864 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	70.58 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Many Trees, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	12-53-18-W5
<b>Exterior:</b>	Metal Frame, Vinyl Siding	<b>Zoning:</b>	RD
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** as is condition

Endless possibilities await on this 70.58-acre property just minutes from Edson! Featuring a 3-bedroom, 2-bathroom mobile home, a 50' x 26' shop/garage, and a massive 80' x 35' quonset, there's plenty of space for projects, storage, or potential future development. While the home and outbuildings require some TLC, this property offers an incredible opportunity to build equity, customize to your vision, or create your dream rural retreat. This property is being sold in "as is" Condition.