



GRASSROOTS
REALTY GROUP

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

53114 Range Road 180
Rural Yellowhead County, Alberta

MLS # A2242432



\$437,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,864 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	70.58 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees, Private		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Metal Frame, Vinyl Siding
Foundation:	Other
Features:	See Remarks

Water:	Well
Sewer:	Septic Tank
Condo Fee:	-
LLD:	12-53-18-W5
Zoning:	RD
Utilities:	-

Inclusions: as is condition

Discover the potential of this spacious 70.58-acre property located just minutes from Edson. The property features a 3 bedroom, 2 bathroom mobile home, a 50' x 26' shop/garage, and a large 80' x 35' quonset—offering ample space for storage, equipment, or hobby use. Please note: the home and outbuildings are being sold in as-is condition and require significant work. An excellent opportunity for those looking to build equity or invest in a rural property with substantial land and structures already in place.