



GRASSROOTS
REALTY GROUP

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

53202A Range Road 152
Rural Yellowhead County, Alberta

MLS # A2243548



\$569,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,125 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	30.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Gentle Sloping, Lawn, Native Plants		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Drinking Water
Floors:	Laminate	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-53-15-W5
Exterior:	Mixed	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: in total there are 2 fridges, 2 stoves, 2 washers and dryers

The WOW Factor is Here! This incredible property offers two homes, a massive 75x35 ft shop, and a registered, regulated fish pond that's 30 feet deep — perfect for hobbyists or simply enjoying your private stocked pond. The main home, built in the 1970s, features 4 bedrooms and 2 bathrooms, while the second home, built in 1996, offers 2 bedrooms and 1 bathroom — ideal for extended family, guests, or potential rental income. Both homes have brand new septic systems installed in 2024, providing peace of mind and modern efficiency. Whether you're an outdoor enthusiast, need space for a home-based business, or are looking for a unique multi-home setup, this property delivers. Opportunities like this don't come around often!