



GRASSROOTS
REALTY GROUP

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53416 Range Road 175
Rural Yellowhead County, Alberta

MLS # A2248493



\$340,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,200 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	4.99 Acres		
Lot Feat:	Cleared, Few Trees, Front Yard, Landscaped, Level		

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

Water:	Well
Sewer:	Septic Field
Condo Fee:	-
LLD:	-
Zoning:	CR
Utilities:	-

Inclusions: shed

Just minutes from Edson, this incredible 4.99-acre acreage offers the perfect blend of convenience and country living. Fully set up for horses, the property is fenced and cross-fenced with a 120x80 outdoor riding arena. The 1985 mobile home with addition provides 4 bedrooms, updated flooring, a newer furnace, newer shingles, and a well pump. Enjoy stunning views of the Rocky Mountains right from your doorstep. With plenty of room to build a garage or shop (subject to Yellowhead County approval), this property is an excellent acreage or an ideal location to build your future dream home. Only 1 km from town limits, this affordable acreage won't last long, don't miss your chance to own it!