



**GRASSROOTS**  
REALTY GROUP

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**54018B Range Road 182A**  
**Rural Yellowhead County, Alberta**

**MLS # A2248928**



**\$679,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,986 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	149.50 Acres		
<b>Lot Feat:</b>	Brush, Creek/River/Stream/Pond, Lawn, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	3-54-18-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	cr
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Primary Downstairs, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

149.5 Acres & TWO Homes, Garage, Outbuildings, Pond & Abundant Wildlife & Minutes from Edson! Looking for space, privacy, and endless possibilities? This incredible property has it all! ?? Main Home: 5 bed, 3 bath, 2-level home with a walk-through closet & move-in ready! ?? Second Home: 2002 3 bed, 2 bath mobile with several upgrades & perfect for family, guests, or rental income. ?? Storage & Work Space: 2-bay garage plus multiple outbuildings. ?? Land & Lifestyle: 149.5 beautiful acres with a picture-perfect pond, teaming with an abundance of wildlife & ideal for farming, recreation, or your private retreat. ?? Only minutes from Edson & country living with town convenience!