



GRASSROOTS
REALTY GROUP

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54025 Range Road 180 N
Edson, Alberta

MLS # A2255492



\$696,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,541 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Gravel Driveway		
Lot Size:	18.24 Acres		
Lot Feat:	Brush, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Lawn, Many Trees, Rec		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Propane	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: none

Serene Country Living. Nestled on 18 peaceful acres and only 12k from Edson, this property offers the best of quiet country living with easy access to town on mainly paved roads! This is 1500 sq.ft. modular home on a full concrete basement and features a 54' deck spanning the length of the house, newly updated deck boards, perfect for entertaining or simply soaking up the tranquil surroundings. The walkout basement leads to beautiful landscaped grounds accented with perennials and Mayday trees. Inside, the main level boasts an open-concept kitchen, dining and living area highlighted by a cozy woodburning fireplace. There are 3 bedrooms upstairs and 1 down, 3 bathrooms, a cold room and plenty of storage throughout. (Note. some mudding and taping required in the basement). Additional features include a 28x30' insulated garage (not heated), large fenced garden area with apple trees and a shed to store your garden tools. Wood shed stays and currently has a years worth of firewood. Fire pit area for gatherings, BBQ hookup for gas or propane,. This acreage offers space, privacy and everything you need for a self sufficient life style, all within minutes of Edson.