



GRASSROOTS
REALTY GROUP

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54005B Range Road 154
Rural Yellowhead County, Alberta

MLS # A2256879



\$490,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,204 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	9.66 Acres		
Lot Feat:	Brush		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features		

Inclusions: 3 T.V.s, Picnic Table, Fire Pit

Welcome to this stunning 2018 modular home set on a beautifully manicured 9.66-acre property, offering endless possibilities to create your dream acreage lifestyle. Whether you're looking to build a hobby farm, set up a horse property, or begin your homesteading journey, this property is ready for anything you can imagine. This home boasts modern finishes and features 3 spacious bedrooms and 2 well-appointed bathrooms, all move-in ready for your convenience. The bright, open layout ensures comfort and style at every turn, perfect for relaxing or entertaining. The newly constructed 30'x30' shop is a standout feature, newly installed overhead heater and plumbed for in-floor heating, offering a versatile space ideal for a workshop, storage, or housing your toys. The property is nicely treed, providing both privacy and charm, and with paved road access right to the driveway, convenience is a top priority. This exceptional property won't last long.