



GRASSROOTS
REALTY GROUP

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53516 Range Road 162
Rural Yellowhead County, Alberta

MLS # A2257968



\$565,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	148.51 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	34-53-16-W5
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions: Guest Cabin

A rare opportunity to own 148 acres of privacy and recreation with direct access to Wolf Creek for swimming, tubing, fishing, and more! Bordering Crown land and just 15 minutes NE of town, this property is the perfect mix of peaceful retreat and practical country living. The 2006 20'x76' manufactured home offers 3 bedrooms, 2 full baths, open-concept living, and a spacious primary suite with walk-in closet plus 5-piece ensuite featuring a relaxing corner tub and separate shower. The 34'x48' heated triple-bay shop (2009) is every owner's dream! Complete with in-floor heat, 220 power, 10' bay doors, concrete floors, and room for all your vehicles, toys, and projects. Extras include a Guest cabin/She-shed, play set, fire pit, and a charming park-like setting. Partially fenced and cross fenced, the land is ideal to set up for animals, hobby farming, or simply enjoying the outdoors. Whether you'd like to build your dream home, hunt, or relax by the creek, this property offers endless possibilities.