



GRASSROOTS
REALTY GROUP

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53409 Range Road 150
Rural Yellowhead County, Alberta

MLS # A2259481



\$535,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,379 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	9.88 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Pump, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RD - Rural District
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

This 1,388 sq ft bungalow, built in 2007, is set on 9.88 private acres east of Edson at the end of a quiet dead-end road. The main floor offers a bright, open layout featuring a cozy 3-sided fireplace, 3 bedrooms, and 2 full bathrooms, including a spacious primary suite with walk-in closet and 4 pc ensuite. The kitchen is well-designed with an island featuring a double sink and eat-up bar, a spacious corner pantry, and updated appliances. The partially finished basement is framed and drywalled with 2 additional bedrooms, a large family room, storage, and a roughed-in bathroom, giving you plenty of room to expand. Outside, you'll find a 72' x 48' open-beam shop built in 2012, complete with a 14 ft overhead door, metal siding, and a tin roof—ideal for equipment, vehicles, or future projects. If you're looking for privacy, space, and country charm just minutes from town, this acreage is ready to welcome you home!