



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 (18 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!