



**23, 53114 Range Road 194
Rural Yellowhead County, Alberta**

MLS # A2261661

\$489,900



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,580 sq.ft.	Age: 1983 (43 yrs old)
Beds:	3	Baths: 2
Garage:	Double Garage Attached	
Lot Size:	2.11 Acres	
Lot Feat:	Back Yard, Brush, Front Yard, Irregular Lot, Lawn, Many Trees, Native Plants	

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		
Inclusions:	Shed, Window Coverings		

Charming 3-Bedroom Bungalow on 2.11 Acres in Millers Lake! This inviting home offers 3 bedrooms and 2 bathrooms, perfectly suited for families or anyone seeking a peaceful retreat. Set on over 2 acres of beautifully landscaped land with mature trees and natural surroundings, the property provides plenty of space for outdoor activities, gardening, or simply enjoying the tranquility of Millers Lake. The main level features a bright and welcoming layout full of character, including a cozy gas fireplace in the living room. All three bedrooms are conveniently located together, with the primary bedroom featuring a 3-piece ensuite and a main 4-piece bathroom serving the other bedrooms. The lower level offers a large family room, a separate storage area, and a spacious laundry room with a window — with minor modifications, this space could be converted into a fourth bedroom. A roomy 2-car attached garage completes the home. With its combination of charm, space, and privacy, this property is a rare find in Millers Lake — an ideal place to call home!