



GRASSROOTS
REALTY GROUP

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13, 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 (42 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!