



GRASSROOTS
REALTY GROUP

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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 | | |

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|-------------|-------------------------|------------|--------------|
| 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!