



GRASSROOTS
REALTY GROUP

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53231 RANGE ROAD 75A
Rural Yellowhead County, Alberta

MLS # A2269716



\$429,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,024 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street, RV Access/Parking		
Lot Size:	43.34 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, No Neighbours Behi		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Laminate, Vinyl Plank	Sewer:	Open Discharge, Septic Field, Septic System, Septic T
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	18-53-7-W5
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Block, Wood	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: storage shed with attached lean-to, small pot shed.

RARE FIND! STUNNING RIVER FRONT PROPERTY WITH BREATHTAKING VIEWS OF THE PEMBINA RIVER! APPROX. 2 MINS FROM EVANSBURG, ALMOST ALL PAVEMENT TO THE PROPERTY, QUICK ACCESS JUST SOUTH OF HIGHWAY 16, ON A NO EXIT ROAD! This property boasts 43.34 acres of land that is partially fenced (fenced and cross fenced for animals). Abundance of wildlife to enjoy! There is a very cute, updated, and well maintained 1979 mobile home with 2 bedrooms, bright open concept living space to relax or entertain guests, 4 pc bath, laundry, and a super cozy mud room with a modern wood burning stove to provide extra warmth and comfort (space to sit there and enjoy the warmth with a good book/coffee). Updates include: tin roof, furnace, hot water tank, electrical, light fixtures, plumbing, paint, windows, doors, kitchen appliances, washer, dryer, bathroom, kitchen sink/counters/backsplash, luxury vinyl plank flooring throughout most of the home, exterior vinyl siding, well/septic is approx 10 yrs old, and more. Canoe on the pond or watch the ducks/geese float along. Make your own quadding trails, enjoy the abundance of wildlife (moose, deer, fox, coyotes, birds) that comes through the property regularly, and enjoy nature to the fullest! There are 2 septic (set up to have 2 residences if desired). Approx \$2800 in lease revenue per year for power and Atco structure! This is a one of a kind property!