



54023 Range Road 145  
Rural Yellowhead County, Alberta

MLS # A2291501



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	31.68 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	ICF Block
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry

<b>Water:</b>	Well
<b>Sewer:</b>	Septic Field
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RD
<b>Utilities:</b>	-

**Inclusions:** SHED, SEACAN

Beautiful 4 bedroom, 3 bathroom bungalow situated on 31.68 acres, located just 25 minutes from Edson and only 10 minutes from Peers. This well-maintained home features a bright open-concept kitchen and living area with vaulted ceilings, creating a spacious and welcoming atmosphere. The main floor offers generous living space along with 2.5 bathrooms, including a primary bedroom with ensuite. The property includes a 24' x 30' heated attached garage, providing ample room for parking and storage. The acreage is fully fenced and cross-fenced, making it ideal for horses or other animals and perfect for those seeking a rural lifestyle with room to grow. Recent upgrades include shingles (2022), exterior doors (2022), hot water tank and furnace (2025), and an updated ensuite bathroom, offering peace of mind to new owners. Enjoy the privacy and space of country living while still being conveniently located within a short drive to nearby amenities.