



2, 53105 Range Road 195
Rural Yellowhead County, Alberta

MLS # A2294274



\$445,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,564 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Double Garage Detached, Driveway | | |
| Lot Size: | 2.07 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Gazebo, Landscaped, Lawn | | |

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|--------------------|---|-------------------|--|
| Heating: | Hot Water, Natural Gas | Water: | Drinking Water, Well |
| Floors: | Ceramic Tile, Laminate | Sewer: | Septic Field, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | CRD |
| Foundation: | Poured Concrete, Slab | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Ceiling Fan(s), High Ceilings, Open Floorplan | | |

Inclusions: Free Standing Closets in Bedrooms, Large Chest Freezer in Deck, Gazebo, Storage Shed

Bright and inviting open-concept acreage home located on 2.07 beautifully landscaped acres just a short walk to Miller's Lake. This unique property features cathedral ceilings, a spacious entryway, and a large main living area perfect for family gatherings, highlighted by a cozy wood-burning stove capable of heating the entire home. The home offers two spacious bedrooms with freestanding closets, plus a large primary suite with walk-in closet, full bathroom, and generous laundry room. Additional features include in-floor heating in both the home and garage. Recent upgrades include a new metal roof (2024), pressure tank (2022), fresh paint throughout, California knockdown ceilings in the main living space, laminate flooring, updated cupboard doors, and a GenerLok Plug installed in 2025 for generator connection. Enjoy outdoor living in the fully enclosed gazebo with power and lighting, which can be opened to a screened space for summer evenings and is wired for a future hot tub. The heated garage is equally impressive with in-floor heating, 14-foot ceilings, and a 10-foot overhead door, plus 220-amp wiring. Two convenient lean-to additions provide excellent covered storage for trailers, ATVs, or recreational equipment. An RV dump station beside the home adds even more practicality for acreage living. The property also features a storage shed currently set up as a chicken or turkey coop, ideal for buyers interested in hobby farming or raising their own farm-fresh eggs. All of this is set on 2.07 acres of fully fenced, gated and landscaped yard, offering space, privacy, and the perfect balance of rural tranquility and recreation just moments from Miller's Lake.