



54217 Highway 748 North
Rural Yellowhead County, Alberta

MLS # A1254836



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,937 sq.ft.	Age:	1972 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, RV Garage		
Lot Size:	76.05 Acres		
Lot Feat:	Lawn, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Concrete, Linoleum, Wood	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	15-54-17-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	RD
Foundation:	Block, See Remarks	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Ceiling Fan(s)		

Inclusions: N/A

Main house is a Concrete Block Foundation. Guest house is a one bedroom...823.10 sq. ft. bungalow with no basement. Shop is 28ft. x100 ft. plus 3 lean to's attached. Located 6 miles north of Edson on paved highway. 2 large dug outs. and a garden spot. Well revenue o \$3,000.00 per year. Paid annually in June. All on 76.05 aces.