



**54023 Highway 751**  
**Rural Yellowhead County, Alberta**

**MLS # A2062507**



**\$295,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	5-54-11-W5
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	rd
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Vinyl Windows		

**Inclusions:** none

Check out this fully renovated Home! All electrical and plumbing are new, as well as hotwater and pressure tank. This 3 Bedrooms, 1 Bathroom, one 1 acre Parcel, this property is actually larger than the fence line. the windows are all new Low E on main floor, the new doors are fiberglass Insulated, Led Lighting through out, as well as in Kitchen is under cabinet lighting, with custom designed kitchen ,flooring is Luxury Vinyl with 25 yr warranty, the bathroom boosts a deep soaker tub, double vanity sinks and tons of storage. all cupboards are soft close. Basement is left for you to finish how you wish. Outside there is Hot & Cold Taps, New Eavestroughs & Fascia, the Home Has Been Newly Stuccoed, and there's a gas line with BBQ hook up. In the back yard is a cabin with power for guests, or make it your shop, he/she shed. Enjoy your evenings in the privacy of your back yard, around the firepit! This home has it all, ready to move in.