



53032 Range Road 195
Rural Yellowhead County, Alberta

MLS # A2087572



\$411,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,532 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	6-53-19-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellite
Features:	Open Floorplan, Skylight(s)		

Inclusions: NONE

Imagine enjoying a breath-taking view of the Rocky Mountains above a field of Saskatoon bushes in full blossom while enjoying your morning coffee right from your front window or large deck! This impressive property consists of 4 acres of beautiful high land, a large 28 x 32 shop complete with lean-to for additional storage. The three-bedroom bungalow is on a full basement that is ready for future development. The front of the home features large windows to enjoy the view and is complete with an open kitchen/dining room floorplan with a L-shaped island, lots of cupboards and skylight, family room/formal dining room/office and additional living room area. Back of the home features a spacious master bedroom c/w a walk-in closet & ensuite with a large walk-in shower, two additional bedrooms, main bath with large soaker tub, laundry, and storage. Some recent upgrades to paint, trim and flooring that will require some finishing work/personal touches of the new owner. The 8ft concrete basement is wonderful dry storage and houses the utility area. The attached 26 x 27 heated attached garage provides parking for the Family's main vehicle.