



53126 Range Road 180
Rural Yellowhead County, Alberta

MLS # A2099199



\$329,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,159 sq.ft.	Age:	1974 (50 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	1.55 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Few Trees, Front Yard,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-53-18-W5
Exterior:	Stucco, Wood Frame	Zoning:	CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings		

Inclusions: N/A

A rare find located only 5 minutes from downtown Edson! This beautiful acreage features a huge 40 x 70' heated shop with 20 x 14 door on concrete with a separate driveway from the 4 bedroom, 2 bathroom bi-level on 1.55 acres. The shop has an oversized door, 2 piece washroom, floor drain, lean-to, and solid yard with a new 2000 gallon septic holding tank that was installed 3 years ago. The main floor of the home has a large kitchen and dining room, sunken living room with vaulted ceiling and hardwood flooring, primary bedroom with attached laundry room entering into the ensuite, and a 2 piece bathroom. The basement has 3 bedrooms, lots of storage space, rec. room, utility area and a cold storage room. There is a wrap around deck with dog run and natural gas bbq hook up. 3 storage sheds stay and there is a water well for home but water must be hauled in for the shop. A wonderful place to live and also an excellent investment opportunity if you want to rent out the shop and/or home!