



54219A RANGE ROAD 172
Rural Yellowhead County, Alberta

MLS # A2107221



\$369,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,216 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Driveway, Off Street, Outside		
Lot Size:	9.83 Acres		
Lot Feat:	Lawn, Many Trees, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Other
Floors:	Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RD
Foundation:	Block, Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Skylight(s)		

Inclusions: WINDOW COVERINGS/HARDWARE, LIGHT FIXTURES, SEACAN, GAZEBO, HOT TUB (AS IS CONDITION)

Welcome to this beautifully renovated 3-bedroom, 2-bathroom modular home nestled on 9.83 acres. Located just 10 minutes from town, this property offers the ideal blend of convenience and privacy. The home features a spacious interior with modern upgrades, making it perfect for a first-time homeowner or a growing family. With a private yard and ample outdoor space, this residence invites you to embrace the joys of outdoor living. A looped driveway provides easy access and adds to the property's charm. The yard boasts apple trees, adding a touch of natural beauty to the landscape!