



53504 Range Road 170
Rural Yellowhead County, Alberta

MLS # A2110443



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,679 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Quad or More Detached, RV Access/Parking, Single Garage Attached		
Lot Size:	14.46 Acres		
Lot Feat:	Creek/River/Stream/Pond, Dog Run Fenced In, Lawn, Many Trees, Pasture, F		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Suite	LLD:	36-53-17-W5
Exterior:	Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island		

Inclusions: None

Large family home and acreage only minutes to Edson; completely remodeled and updated in the past 4 years. Main floor include huge country kitchen with island, formal dining room, open concept great room, 5-piece bathroom, a large bedroom, and master bedroom with gorgeous 5-piece ensuite an private balcony. Top floor is a cool multi-level hangout/extra-bedroom with its own balcony. Basement has 2 more bedrooms, a large laundry room, full bath, kitchenette, and separate entrance. Attached single car garage is perfect for projects or your dream car. Over 14 acres of land includes a 63' shop, two dog runs, multiple sheds, a chicken coop, a dugout, and a creek. Updated hot water tank, furnace, roof, paint, flooring, electrical, plumbing, fixtures, septic system, well head and pump, and windows. This home is designed for a big family full of life and plenty of furry friends.