



**3 53304 Range Road 185**  
**Rural Yellowhead County, Alberta**

**MLS # A2111996**



**\$395,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	4.87 Acres		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air

**Water:** Well

**Floors:** Carpet, Vinyl Plank

**Sewer:** Septic Field

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** RD

**Foundation:** Piling(s), Wood

**Utilities:** -

**Features:** Open Floorplan, See Remarks

**Inclusions:** PLAY HOUSE(AS IS CONDITION)

Welcome Home to this charming 4 bedroom, 2 bathroom mobile on 4.87 acres just a quick 10-minute drive from Edson. Enjoy the convenience of a detached double garage, new vinyl plank flooring & appliances, and an open-concept living room and kitchen. With minimal gravel roads and a prime location, this is a perfect starter home for your family!