



54023 Range Road 165
Rural Yellowhead County, Alberta

MLS # A2113834



\$289,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,149 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	3.36 Acres		
Lot Feat:	Brush, Flood Plain, Few Trees, Lawn, Gentle Sloping, Irregular Lot, Yard Light		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	5-54-16-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RD
Foundation:	See Remarks	Utilities:	Phone Connected
Features:	Ceiling Fan(s)		

Inclusions: N/A

Acreage living 5 minutes NE of Edson Ab. Located on Range Road 165 (Tom Hill Tower Road) this 3 bedroom 1 bathroom mobile with extensions added in 2008 is set on 3.36 acres. Upgrades include a new septic system in 2023, a submersible well and pressure tank in 2017, a Furnace in 2016, roof and siding in 2009, windows in 2008, and complete kitchen reno in 2019 including new appliances, There is a 20x10 covered deck and several outbuildings. The mobile sits on wood blocking and is anchored with chains.