



5, 53114 Range Road 194
Rural Yellowhead County, Alberta

MLS # A2113921



\$419,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,470 sq.ft.	Age:	1990 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Double Garage Detached, RV Access/Parking		
Lot Size:	2.29 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Few Trees, Lawn, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	Engineered Septic
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	8-53-19-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	CRD
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door		

Inclusions: riding lawn mower and quad are negotiable.

Welcome home! You'll quickly fall in love with this beautiful acreage that features a lovely 1470 sq. ft. bungalow with full heated crawl space, plus a double detached heated 26 x 27 garage on concrete with high ceiling and carport on a nicely landscaped 2.29 acres. This charming acreage is located 10 minutes West of Edson in the desirable Miller Lake Subdivision and boasts many lilac trees, 2 apple trees, large maple tree and has a nice circular driveway with yard light and plenty of parking. Home was built in 1990 and is great for entertaining with large front and back decks and the owner added a beautiful gazebo that is perfect for serving tea or wine and can support a hot tub. Property comes complete with 3 storage sheds, large sand box between home and carport, plus the riding lawn mower and quad are negotiable. New shingles on home in 2013 and tin roof on garage in 2011. Only a five minute walk to Miller Lake that is aerated and stocked with Rainbow Trout annually. There's a playground and this lake is perfect for kayaking and paddle boarding as there are no motorized boats allowed. High Speed Telus Fibre Optic Internet is being installed this summer. Don't miss your chance to own this little slice of heaven!