



**19418 530A Township Road  
Rural Yellowhead County, Alberta**

**MLS # A2115860**



**\$679,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Driveway, Gravel Driveway, RV Access/Parking, Triple Ga		
<b>Lot Size:</b>	26.91 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Gentle Sloping, Pasture, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	5-53-19-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RD
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Outstanding Quality! This 3-Bedroom, 2-Bathroom Home features a functional, spacious open designed floorplan with beautiful earthy tones throughout, nestled among mature trees on 26.91 acres 12 minutes West of Edson, South of Miller's Lake! Large kitchen with an abundance of cabinetry and countertop space, pantry, center island with breakfast bar, new built in appliances including an induction cooktop, oven, refrigerator, dishwasher and microwave. Large Livingroom, master bedroom with walk in closet and 3-pc ensuite, 2 additional bedrooms, separate laundry room with new washer & dryer and a 4 pc-bathroom will suit the entire family. The gorgeous covered front deck spans the entire length of the home, giving lots of room for relaxing and year-round entertaining (new covered sidewalls, decking and front stairs with built in flower boxes). The absolute quality in this property continues outside with a 30 x 40 Heated Triple Detached Garage with hardy board siding, " ceiling height in front and 13 1/2 in the rear, 3-direct drive, auto lock 14 Ft doors (10 ft wide) and 30-amp RV Power beside this garage on the north side. For the man who can never have enough space, you will find an additional 40x40 Quonset with new concrete floor, new furnace, new insulated 12x16 overhead door, new exhaust fan, new electrical panel box and spray foam painted insulation! The Quonset also has water and a stackable washer/dryer! Additional upgrades include a new HWT, water softener, sewer pump and drainage, all new insulated plumbing under the home and insulated skirting. 265 ft. of new rail fence on each side of the driveway at the front and perimeter fencing. TELUS Fiber optic internet to be brought in through Yellowhead County in June. All this and pavement to your driveway!