



18, 53407 Range Road 155
Rural Yellowhead County, Alberta

MLS # A2117910



\$249,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Double Wide Mobile Home		
Size:	1,337 sq.ft.	Age:	1983 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	2.99 Acres		
Lot Feat:	Back Yard, Front Yard, Many Trees, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Lagoon
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	29-53-15-W5
Exterior:	Wood Frame	Zoning:	CRD
Foundation:	Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s)		

Inclusions: n/a

Located in Pinedale Estates, 12 minutes East of Edson this very affordable starter acreage features a manufactured home with over 1300 square feet of living space. 3 bedrooms + a bonus room, open kitchen & dining room, living room with wood burning fire place, 4 piece main bath & 4 piece ensuite. The entry room has a newer wood burning stove installed to code. Within the last 2 years the home has been painted, newer laminate flooring installed, new toilet in main bath, most water lines upgraded with shut off valves, updated fixtures, repaired some water lines under the unit, new heat trace, sewer and most water pipes insulated, new skirting and insulated, most outlets upgraded and breaker box repaired, newer pressure tank, old sheds and structures removed along with debris, gutters/eavestrough/facia replaced in the back. 2.99 acres in total that are partially fenced. The double detached garage has concrete floor and automatic overhead door. Lots of room for your projects, toys, maybe a couple of horses! This property is a must see. 17k and pavement all the way!