



54125 Range Road 165
Rural Yellowhead County, Alberta

MLS # A2121214

\$880,000



Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,215 sq.ft.	Age:	1986 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Attached Carport, Double Garage Attached		
Lot Size:	136.77 Acres		
Lot Feat:	Lawn, Landscaped, Pasture, Paved, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	8-54-16-W5
Exterior:	Stucco, Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	Walk-In Closet(s)		

Inclusions: N/A

136.77 acres with 2 titles (11.69 acres and 125.08 acres) located 6 miles NE of Edson on pavement all the way. Annual oil well revenue of \$3,500.00. The great view of the property from the barn balcony has an abundance of wild life including elk and deer. There you can always see your livestock of horses and cattle. Out buildings include a two story barn/shop 85 ft x 46 ft. with a great view of the property to the east. This building can be used either for live stock or for commercial or industrial use. There is also a 12 ft x 24 ft shed used for storage. The attached heated garage is 24 ft. x 26 ft. and has two brand new electric openers. The attached covered carport has 3 energized stalls. There is a large deck with eastern exposure. There is a second set of services located on the south side of the house and two auto stock waters located by the barn. The home is an excellent family home with 4 bedrooms and 4 bathrooms. The kitchen is bright and roomy and opens to the dining and sunken family rooms. The formal living room has a bay window. Laundry room is located on main level. The lower level is used for recreation, gym, cold room and a spare bathroom. The property has been very well maintained and in excellent condition with numerous upgrades that includes hardwood, appliances, hot water tank and furnace. The yard has a graveled circular driveway, fruit trees, nicely landscaped in grass, parking for extra vehicles and recreation vehicles. This property has many possibilities to suit any family , business or there individual needs.