



55402 RANGE ROAD 144
Rural Yellowhead County, Alberta

MLS # A2122729



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,225 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	3.68 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: Forced Air, Natural Gas

Water: Well

Floors: Laminate, Linoleum

Sewer: Septic System

Roof: Metal

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Wood Frame

Zoning: RD

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island

Inclusions: N/A

Discover the potential in this spacious 4-bedroom, 1-bathroom acreage on 3.68 acres! Located just 30 minutes from both Edson and Whitecourt, this property offers a perfect blend of rural living with convenient access to nearby towns. The home is a fixer-upper, offering a unique opportunity to renovate and customize according to your tastes. The expansive land provides plenty of room for gardening, recreation, or expanding your dream home. Ideal for those looking to invest in a project with lots of potential.