



GRASSROOTS
REALTY GROUP

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56107 Hwy 32 Highway
Rural Yellowhead County, Alberta

MLS # A2124435



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,041 sq.ft.	Age:	1983 (41 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Heated Garage, Insulated, Oversized, Quad or More Detached		
Lot Size:	32.89 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Garden, Level, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	Holding Tank, Lagoon
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-56-14-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RD
Foundation:	Wood	Utilities:	Natural Gas Paid, Electricity Paid For, Heating Paid For
Features:	No Smoking Home, Open Floorplan, Recreation Facilities		

Inclusions: gates

Your piece of the Alberta Dream is now ready! This beautiful 30 acre property has a large bi-level home with tons of updates and a kitchen and deck to die for! This property has it all, the space to roam, the paddocks for animals, the shop for whatever project, hobby or business you want at 50x70 with 14 foot doors. The beautiful house to raise your little ones and entertain friends and family. Situated between Edson and Whitecourt with a short commute to either. Your forever home has arrived!