



**GRASSROOTS**  
REALTY GROUP

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18302 Township Road 532  
Rural Yellowhead County, Alberta

MLS # A2140869



**\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	8.64 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard, Garden, Gentle Sloping, Landscaped, Rectangular Lo		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	16-53-18-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CRD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage		

**Inclusions:** snow blower and rototiller are negotiable. Freezer and 2 older fridge stay in basement (they work)

Great location! This beautiful acreage features a 5 bedroom, 3 bedroom bungalow, a 24' x 28' heated detached garage with concrete apron, plus a huge quonset with concrete footing on 8.64 acres only minutes from Edson! Home has a fully finished basement, large wrap around deck, and there are two wells and a garden with raspberries plus a nice mountain view. Ideal location for large trucks and business - property is currently zoned Country Residential District but may be changed to highway commercial/light industrial with Yellowhead County approval. The adjacent 20.18 acres of high and dry raw land can be available for the right Buyer. There is \$980.00 annual surface revenue from Altalink Management Ltd. Quonset tarp was damaged by a wind storm. Don't miss out on your chance to own this incredible acreage!