



53302 Range Road 164
Rural Yellowhead County, Alberta

MLS # A2144673



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,683 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	50.70 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Lawn		

Heating:	Forced Air, Propane, Wood Stove	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	20-53-16-W5
Exterior:	Stucco, Wood Frame	Zoning:	RD
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Sump Pump(s)		

Inclusions: covered 40' x 40' shed on gravel with 2 sea-cans for storage, sea-can used as root cellar, old smoke house now garden shed, small bee keeping "honey house"

Nature Lover's Dream! This stunning acreage is only 8 km from Edson and boasts a charming guest cabin situated in a beautiful meadow with almost 1 km of McLeod River frontage! The lovely bungalow is open concept, well constructed and is highly efficient with R-40 insulation in the foundation, R-68 walls, R-100 roof, wood burning stove plus propane furnace. Enjoy your morning coffee or beverage watching the birds from your beautiful covered deck off the primary bedroom and living room. Solid hickory kitchen cupboards and doors throughout. There is a heated 32' x 42' double detached garage on concrete with two 10' x 10' overhead doors, a huge 40' x 40' shed with 2 sea-cans and wood roof trusses for storage, large sea-can root cellar, 2 enormous fenced gardens, mature attractive landscaping and nice circular driveway. There is an abundance of wildlife on this 50.70 acre property, plenty of raspberries, a black current bush, rhubarb, horseradish, asparagus, and it comes complete with your own honey house for bees. A rare find!