



GRASSROOTS
REALTY GROUP

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53515 Range Road 183
Rural Yellowhead County, Alberta

MLS # A2198500



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,499 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport		
Lot Size:	14.95 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, Rectan		

Heating:	Floor Furnace, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Storage		

Inclusions: N/A

14.95 acres located 10 miles north west of Edson. Pavement all the the way. Everything you want for an acreage including a 32x32 ft shop, 3 car carport, 4 bedrooms, 2 bathrooms, large kitchen with eating area, wood stove, full basement, green house, pole barn for the RV, wood and storage sheds, 2 garden spots, 4 acre pasture, fruit trees, hook up for motor home or campers with sewer hookups. The original house is 1964. The library, kitchen and master bedroom were added on in 1970. The living room was added on in 1976-77. In 2002 the basement was made larger. The car port was made larger in 2000.