



**GRASSROOTS**  
REALTY GROUP

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53508 Range Road 102A  
Rural Yellowhead County, Alberta

MLS # A2209053



**\$369,500**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,095 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	80.78 Acres		
Lot Feat:	Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	34-53-10-W5
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RD
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s)		

Inclusions: N/A

Property between Highway 16 west and east bound. 2 water wells.. Oilwell revenue of \$4,400.00 annually.