



**53508 Range Road 102A**  
**Rural Yellowhead County, Alberta**

**MLS # A2209053**



**\$369,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	80.78 Acres		
<b>Lot Feat:</b>	Farm, Front Yard, Rectangular Lot, Sloped		

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

**Inclusions:** N/A

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