



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

53203A Range Road 183  
Rural Yellowhead County, Alberta

MLS # A2212640



**\$600,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,283 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	2.87 Acres		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CRD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Propane
Features:	Ceiling Fan(s), Central Vacuum		

**Inclusions:** All Out Buildings

Well groomed and maintained acreage 5 minutes west of Edson with a huge family home with attached and a detached garage. Comes with a large garden and chicken coup.