



GRASSROOTS
REALTY GROUP

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55421 Range Road 184
Rural Yellowhead County, Alberta

MLS # A2213028

\$2,200,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,536 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	160.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Dog R		

Heating:	Hot Water, Propane, Wood	Water:	Well
Floors:	Ceramic Tile	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	26-55-18-W5
Exterior:	Metal Siding , Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	Other, Propane, Sewer Connected, Water Connected
Features:	Ceiling Fan(s)		

Inclusions: Negotiable

Very private and secluded 160 acres, treed, flowing Tributary Edson River with main house, custom log lodge, double detached garage with loft, numerous out buildings. Property is totally of grid and has a full extensive solar panel system backed up with generators, propane and a heatmor. Other features are garden, green houses, root cellar, 2 water wells. Crown land all around the property. Numerus walking and quad trails throughout the property. Property can be a great project for a bed and breakfast operation or as a resort for hunters and sledders. Very well maintained.