



**GRASSROOTS**  
REALTY GROUP

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53515 Range Road 165A  
Rural Yellowhead County, Alberta

MLS # A2215290



**\$675,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,487 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.87 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	RD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

**Inclusions:** Hot Tub

The location of this well cared for stunning country home is 4 miles from Down Town Edson. Six bedrooms. Three Bathrooms. Sound Proof Theatre Room. Bonus Playroom. Attached heated garage is 27 x 30 ft. with concrete floors and an entrance to the basement. Pool Table. 2 sheds. green House. Garden spot. Private fire pit location. Large concrete wrap around pad. A must see. You will not be disappointed.