



GRASSROOTS

REALTY GROUP

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53114 Range Road 180
Rural Yellowhead County, Alberta

MLS # A2242432



\$399,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,864 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	70.58 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees, Private		

Heating: Forced Air

Water: Well

Floors: Carpet, Laminate, Linoleum

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: 12-53-18-W5

Exterior: Metal Frame, Vinyl Siding

Zoning: RD

Foundation: Other

Utilities: -

Features: See Remarks

Inclusions: as is condition

Endless possibilities await on this 70.58-acre property just minutes from Edson! Featuring a 3-bedroom, 2-bathroom mobile home, a 50' x 26' shop/garage, and a massive 80' x 35' quonset, there's plenty of space for projects, storage, or potential future development. While the home and outbuildings require some TLC, this property offers an incredible opportunity to build equity, customize to your vision, or create your dream rural retreat. This property is being sold in "as is" Condition.