



GRASSROOTS
REALTY GROUP

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53525C Range Road 175
Rural Yellowhead County, Alberta

MLS # A2272325



\$430,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,393 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	3.81 Acres		
Lot Feat:	Cleared, Front Yard, Gentle Sloping, Lawn, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-53-17-W5
Exterior:	Wood Siding	Zoning:	RD
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	French Door, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: shed

SELLER OFFERING \$5000.00 FOR IMPROVEMENTS. Welcome to this 4 bedroom, 2 bathroom open concept home. Coming through the bright foyer you enter into the large kitchen which is completely open to the dining room and the living room. The dining room has a wood burning stove and garden door exiting onto the large wrap around deck. 2 bedrooms, a 4 pc bathroom and a separate laundry room complete the main floor. Upstairs you will find the primary bedroom, a 2 pc bathroom and a secondary bedroom. Downstairs is wide open for you to finish exactly as you wish and has 9' walls, rough in plumbing for a 3rd bathroom and new windows. The furnace, hot water tank, sump pump and electrical (basement) is all new in 2018 as is the water well, sewer and underground gas line. This home is perfect for family gatherings and is located minutes from Edson and all amenities. Situated on 3.81 acres it is the perfect size to start country living!