



**53418 RANGE ROAD 120**  
**Rural Yellowhead County, Alberta**

**MLS # A2297407**



**\$565,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | NONE  |               |                  |
| <b>Type:</b>     | Residential/Manufactured House                          |               |                  |
| <b>Style:</b>    | Acreage with Residence, Mobile Home-Single Wide         |               |                  |
| <b>Size:</b>     | 1,679 sq.ft.  | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Driveway, Gravel Driveway, Other, RV Access/Parking     |               |                  |
| <b>Lot Size:</b> | 41.30 Acres   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Brush, Cleared, Front Yard, Landscaped, Lawn |               |                  |

|                    |                         |                   |                           |
|--------------------|-------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Vinyl Plank             | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | None                    | <b>LLD:</b>       | 25-53-12-W5               |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | RD                        |
| <b>Foundation:</b> | Other                   | <b>Utilities:</b> | -                         |

**Features:** Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** AUTO WATERER & HYDRANT

Horse lover's Dream Acreage with 2 BEAUTIFUL HOMES & GORGEOUS NEW BARN! Offers HWY FRONTAGE & PRIVACY and features 41.3 acres in great location just off pavement: Approx 5 mins East of Niton Junction, 30 min East of Edson, & 1.5 hrs West of Edmonton. Access is Directly South of Hwy 16 (North side of property borders Hwy 16). Great for Truckers, or those who want Hwy frontage for a business (County Approval Required for a business) - The opportunities are endless! The oversized LIKE NEW manufactured home is a SHOW STOPPER - delivered & set up in Spring 2024, 22'Wx76'L', with 3 beds, 2 full baths, GORGEOUS open concept living/dining/kitchen space perfect for entertaining/family dinners, family room/rec rm, & laundry/storage room. This home has beautiful neutral colour palette & has a very modern/stylish design. The kitchen is a chef's dream, has HUGE island you can eat at, stainless appliances, abundance of cabinets, & pantry. Beaming with natural light through out! Primary bedroom is very spacious with room for a king bed & furniture, walk in closet, 5 pc spa like ensuite with double sinks & oval soaker tub. At the other end of the home you will find the 2nd & 3rd bedroom, main 4 pc bath, & the family/rec room. 2 entrances. Gas BBQ line. Front & backyard to enjoy. The second home is a beautiful one level 1987 Bungalow with many updates, & features: 3 beds, 2 baths (4pc & 3pc), office/storage room with a window, laundry room with new washer/dryer, open concept living/dining/kitchen, 2 entrances, & high ceilings! The bright kitchen is very spacious with an abundance of cabinets and counter space - any chef would be pleased! The kitchen/dining/living room has beautiful hardwood flooring! This home has seen numerous updates: (~ 4 yrs Refrigerator, Range, hot water tank, BRAND new Washer/Dryer),

furnace ~ 12 yrs (parts updated in Winter 2022), windows, flooring, bathrooms, siding, shingles, most fencing, & more! There are 2 septic systems - new septic system installed for the manufactured home There's 2 separate power meters, 1 gas meter & a drilled that provides ample water for both homes. Set up for horses: FENCED & CROSS FENCED for horses (approx 20 acres), HUGE NEWER 98'x153' RIDING ARENA, 40' Round Pen, Square Pen, water Hydrant & Auto Waterer (2 separate lines), a Creek that runs behind the trees at the far West side, 3 Phase Power Transmission lines are on the property generating an income of \$875 per year. 2 Storage sheds (one is insulated & drywalled & could have power). Lots of parking for vehicles/RV's. Many trees & cleared space to enjoy. This is an amazing property at a great price!! BARN DETAILS: 220 ran, Stall 10'x12', Tack room 10'x12', Open space 22'x24', Loft 12'x24', balcony 10'x24'. Stall & tack room are insulated. Barn electrical & light fixtures will be completed soon. Permanent rail fence with 12' gate will be installed soon at the barn area. Where barrel is, there's a water line underground for an auto waterer, just needs electrical ran.