



29, 53407 RR 155  
Rural Yellowhead County, Alberta

MLS # A2300969



**\$379,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel		
<b>Lot Size:</b>	2.95 Acres		
<b>Lot Feat:</b>	Front Yard, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-53-15-W5
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	<b>Zoning:</b>	CRD
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Washer, Dryer, Sheds, playground, refrigerator, range, range hood, dishwasher, all window coverings including hardware, microwave

Nestled on a private 2.95-acre parcel in beautiful Pinedale Estates, this bungalow offers the perfect opportunity for peaceful country living with room to make it your own. Featuring 3 bedrooms and 2 bathrooms, including a spacious primary suite complete with a walk-in closet and 3-piece ensuite, this home has a functional layout suited for families or those looking for single-level living. The bright kitchen includes an island and flows into the dining room and living room, where vaulted ceilings create an open and airy feel. Main floor laundry adds everyday convenience, while the covered front porch is the perfect spot to relax and take in the surrounding nature. The home includes an attached oversized garage and an unfinished ICF basement, offering excellent potential for future development. A professionally installed wood stove for the living room (approx. 5 years ago) adds warmth and charm, especially during the colder months. Shingles are long-lasting 50-year shingles, providing added peace of mind, Whole home water filtration system just installed in May 2026. This property is a great opportunity for buyers looking to build equity and customize their acreage dream. Enjoy the privacy, space, and potential this property has to offer, all just a short drive from town pavement all the way to the driveway.