



GRASSROOTS

REALTY GROUP

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24, 53105 Range Road 195
Rural Yellowhead County, Alberta

MLS # A2308803

\$325,000



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,103 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	2.04 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	CRD
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s)		

Inclusions: N/A

Charming home located in Millers Lake sitting on 2.04 acres. Home has 2 bedrooms, of one that could be turned back to the 3rd bedroom. The porch addition offers extra space and a perfect mud room. The heated garage has its own plumbing for a bathroom (toilet and sink included) , wired for 220. The home is in very good condition. The acreage is well utilized with the 2 storage sheds and a 12x28 ft. building used for boat storage. Millers Lake is surrounded by crown land and easy to access to natural playground.