



24, 53105 Range Road 195
Rural Yellowhead County, Alberta

MLS # A2308803



\$280,000

| | | | |
|------------------|---|---------------|-------------------|
| 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 28x34ft. 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.