



GRASSROOTS
REALTY GROUP

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10, 53407 Range Road 155
Rural Yellowhead County, Alberta

MLS # A2329968



\$290,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,360 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.99 Acres		
Lot Feat:	See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Wood	Sewer:	Lagoon
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	29-53-15-W5
Exterior:	Vinyl Siding	Zoning:	CRD
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: None

Country Living close to the Town. This 3-bedroom, 2-bathroom modular home is located on 2.99 acres in Pinedale Estates, approximately 15 minutes east of Edson. The home has seen updates to shingles, windows, and the hot water tank. The property includes a 27 ft x 27 ft heated double-detached garage with a concrete floor, two overhead doors and attached lean two for additional storage. The yard is nicely landscaped with lots of room for entertaining and the kids to play. "Property is being SOLD "as is/where is" with no Warranties or Representations!