



GRASSROOTS
REALTY GROUP

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19114 Township Road 530A
Rural Yellowhead County, Alberta

MLS # A2330827



\$199,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	730 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Vinyl Plank	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	2-53-19-W5
Exterior:	Aluminum Siding	Zoning:	RD
Foundation:	Block, Other	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Connected
Features:	Open Floorplan		

Inclusions: shed, blinds included but not curtains

Welcome to this charming opportunity set on a spacious 2 acre parcel. This older mobile home offers 2 bedrooms, 1 bathroom, storage and open concept living. A comfortable and functional layout for those looking to step into acreage living. Whether you are a first time buyer dreaming of more space or someone looking for the perfect site to build your future home, this property delivers exceptional potential. With full services in place, much of the groundwork is done-making it an ideal canvas for redevelopment or renovation. A double car garage adds valuable storage and workspace, perfect for vehicles, hobbies, or equipment. Surrounded by open space, trees and the tranquility of country living, this property offers both immediate usability and long term opportunity. An excellent first step into acreage ownership or a smart investment for future plans-don't miss your chance to make it yours.