



GRASSROOTS
REALTY GROUP

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17315 Township Road 535
Rural Yellowhead County, Alberta

MLS # A2337794



\$725,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,704 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	10.38 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Treed, Triangular Lot		

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

Inclusions: N/A

10.38 acres 2 1/2 miles from down town Edson. 3 bedroom modular home , 54x60 ft, metal heated shop with 16 ft. doors with Mezzanine space , 2 bedroom guest house. All set up for small business and offices. Or all set up for an acreage close to town. Shop is very nice. Great for extended family.