



GRASSROOTS
REALTY GROUP

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53022A Range Road 194
Rural Yellowhead County, Alberta

MLS # A2340384



\$599,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,501 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	56.93 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Dog Run Fenced I		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RD
Foundation:	Piling(s)	Utilities:	Natural Gas Connected
Features:	Breakfast Bar		

Inclusions: N/A

Enjoy the space, privacy, and versatility of this unique 56-acre property featuring a private pond, natural forest, expansive yard, and large garage. The 2004 manufactured home offers a comfortable master suite with 3-piece ensuite and walk-in closet, a bright kitchen with patio doors overlooking the pond, two additional bedrooms, and a full bathroom. The large 30 x 30' detached heated garage features 10' doors and 14' ceilings, providing plenty of room for vehicles, equipment, hobbies, and storage. A separate 24 x 32' office building includes a half bath, walk-in cooler/freezer, dishwasher, and kitchen sink; offering excellent flexibility for a home business, workshop, storage, or a variety of projects. A 16 x 18' log cabin within infloor heat is perfect for guests or a noisy teenager. The property also includes a greenhouse, chicken coop, dog, run, and plenty of room to enjoy the acreage. The property's private pond provides opportunities for fishing, bird watching, and a hockey rink. With its combination of natural surroundings, private pond, substantial outbuildings, and versatile spaces, this property offers an exceptional opportunity for acreage living with room to pursue a wide range of interests.