



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

15017A 532A Township
Rural Yellowhead County, Alberta

MLS # A2344685



\$490,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,672 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway-Circular, Triple Garage Detached		
Lot Size:	4.74 Acres		
Lot Feat:	Irregular Lot, Lawn, Treed		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRD
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: none

Discover the perfect blend of comfort, space, and functionality on this beautifully set-up acreage located only minutes from Edson. Ideal for families, hobbyists, or anyone seeking room to grow, this property offers a well-appointed home and exceptional outbuildings on nearly five acres of private land. 15 minutes from Edson. 4-bedroom 2 bathroom beautiful modular home (76' x 22') with 9'x38' deck, 26'x38' Triple detached garage, 30' x 50' heated shop with hoist, mezzanine & office, rough drywalled, concrete floor, with newer lighting, and newer radiant heat plus a 16' overhead door. half circle driveway (two entrances). The modular is situated on welded pilings and has insulated skirting securely bolted to the home. This home is a must see!