

53516 Range Road 154
Rural Yellowhead County, Alberta

MLS # A2235611

\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	993 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	9.81 Acres		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RD
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vinyl Windows		

Inclusions: 2 shed's

Spacious home just 10 mins from Edson on 9.81 acres, right off pavement . The main floor offers an open-concept layout, updated kitchen with island, primary bedroom, office, and 4-pc bath. The walkout basement includes 3 bedrooms, 3-pc bath, family room, laundry, and garden doors leading outside. Recent improvements include kitchen updates, flooring, and basement ceiling. Double detached garage with workshop features rifted-in in-floor heating, concrete pad, and lots of room for parking and toys. Backs Crown Land and close to the McLeod River—ideal for outdoor enthusiasts or commercial drivers!