

54227 Range Road 150  
Rural Yellowhead County, Alberta

MLS # A2256032



# \$360,000

|                  |                                                              |               |                   |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                            |               |                   |
| <b>Style:</b>    | Bungalow                                                     |               |                   |
| <b>Size:</b>     | 1,312 sq.ft.                                                 | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 3                                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                                       |               |                   |
| <b>Lot Size:</b> | 3.04 Acres                                                   |               |                   |
| <b>Lot Feat:</b> | Few Trees, Front Yard, No Neighbours Behind, Rectangular Lot |               |                   |

|                    |                 |                   |              |
|--------------------|-----------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Vinyl Plank     | <b>Sewer:</b>     | Septic Field |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | 18-54-14-W5  |
| <b>Exterior:</b>   | Wood Siding     | <b>Zoning:</b>    | RD           |
| <b>Foundation:</b> | Wood            | <b>Utilities:</b> | -            |
| <b>Features:</b>   | See Remarks     |                   |              |

**Inclusions:** N/A

This welcoming home is tucked away on a quiet, partially treed 3.04-acre parcel just west of Peers. Designed for family living, it offers three comfortable bedrooms on the main level. Recent renovations shine throughout with new flooring, fresh paint, designer lighting and beautifully updated bathrooms featuring tasteful black fixtures, and subway tile. The kitchen provides ample storage with timeless white cabinetry, while the living room is anchored by a cozy wood-burning fireplace, perfect for cooler evenings. The primary suite includes a 3-piece ensuite and generous closet. Downstairs, the partially finished basement awaits your personal touch. A double garage with a spacious attached storage area adds extra convenience. With its stylish updates and peaceful setting, this property is one you won't want to miss!