

53216 Range Road 181  
Rural Yellowhead County, Alberta

MLS # A2269815



**\$315,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide	
<b>Size:</b>	1,761 sq.ft.	<b>Age:</b> 1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2
<b>Garage:</b>	Triple Garage Detached, Unpaved	
<b>Lot Size:</b>	17.10 Acres	
<b>Lot Feat:</b>	Private	

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Other	<b>Zoning:</b>	RD
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

Location, location, location! This 17.1 acre property has a unique home with 1761 sqft of living space. With 4 bedrooms and 2 bathrooms this home offers plenty of space. Dine in kitchen flows to the family room. Located just off of the family room is a spacious dining room and living room. A large 30 X 60 shop is perfect for storing your RV and all your toys. This property is conveniently located 1 km off of Highway 16, a stones throw from Edson (primarily pavement). Property sold As Is Where Is.