

14132 East Bank Road  
Rural Yellowhead County, Alberta

MLS # A2279737

**\$475,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split, Acreage with Residence		
<b>Size:</b>	1,760 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	12.90 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, Private, Recta		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Separate Entrance		

<b>Inclusions:</b>	All out buildings
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12.9 acres with Mcleod River front on north side of property and boarders the Carrot Creek on the east side. Very private back yard overlooking the river. Home has double attached garage and a separate basement entrance to allow for an extra suite.