

28, 53114 Range Road 194  
Rural Yellowhead County, Alberta

MLS # A2133550



**\$405,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Garage Door Opener, Garage		
<b>Lot Size:</b>	1.73 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Irregu		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CRD
<b>Foundation:</b>	Block, Combination, Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Crown Molding, Laminate Counters, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Wood Windows		

**Inclusions:** 5 Shed, Greenhouse, Playset, Fire Pit

Looking for a starter acreage or to downsize? This cute bungalow sits on 1.73 acres and has a view of Millers Lake might be the one! Features include an open concept living area with vaulted ceilings, laminate flooring, and plenty of windows for natural light. Living room has a WETT inspected wood burning fireplace, the kitchen is well equipped and has been upgraded in the last few years with countertops, cooktop, dishwasher, fridge, paint and backsplash. Dining room has patio doors to the back deck. The primary suite can easily accommodate a king-sized bed and there's a spacious 4-piece ensuite with linen closet. The 2 other bedrooms are a good size and there's a 4-piece main bathroom and the laundry room with a new set of machines and back deck access. Nicely landscaped yard with flower beds and shrubs, lots of storage space with 5 sheds (18 x 26 quonset, powered 12 x 24 shed, one powered and insulated 8 x 10 shed and one 8 x 10 shed and a shed/playhouse). For the green thumb there's raised garden beds and a steel framed Quonset style greenhouse with window vents (just needs a new tarp). Enjoy the outdoors on the large, tiered back deck overlooking the fenced yard area that's great for kids or pets and the playset is included. The 24 x 24 detached garage has new wiring with 220 amp plug plus a new panel. Other bonuses include new shingles in 2017, underground power and Telus fibre optics is coming to the area in 2024. Municipal reserve runs along the south and east of the property adding extra privacy and there's access to the lake located across road from property. All of this with pavement right to the driveway. Millers Lake has 2 boat launches (non-motorized) and is aerated and stocked with Rainbow Trout annually. On the west side there's a playground and this lake is

perfect for kayaking and paddle boarding.