

53511 RR 162
Rural Yellowhead County, Alberta

MLS # A2185646



\$490,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,248 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Gated, Gravel Driveway, Parking Pad, RV Access/Parking | | |
| Lot Size: | 9.88 Acres | | |
| Lot Feat: | Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Pasture, See Remarks | | |

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|--------------------|--|-------------------|---------------------------|
| Heating: | In Floor, Forced Air | Water: | Private, Well |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | Septic Field, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | RD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), See Remarks, Suspended Ceiling, Vaulted Ceiling(s) | | |

Inclusions: 4 sheds

This amazing 9.88 acres is 15 mins from Edson, and set up for horses. It is fenced and cross fenced into 3 pastures and yard site, which is also fenced. Most fencing is welded metal pipe. You have an electric waterer which all pastures can access, and 3 shelters, as well as a round pen. There are 3 sheds, one is insulated and has a lean to on it, and a 24 x 12 insulated and wired work shop. There is also a hydrant tap out in the yard for easy water access. The pristine yard boasts apple trees, lilac, mature spruce, birch, columnar aspen, laurel leaf willow and many perennials. This offers a scenic private driveway. You get fenced garden area, and also lots of beautiful lawn and a fire pit in the bushes of this private yard. The 1248 sf home features stucco siding, new tin roof in 2020, and modern updates inside in 2024, including most main floor flooring, kitchen light fixtures and paint. The bright home has vaulted ceilings, and tonnes of natural light from 3 bay windows. You are greeted by large entry, with huge closet, and then welcomed into living room, with one bay window, which is open to the dining room. The dining room has two bay windows, so you can look out from all angles, and also patio doors to the deck. It is open to the bright kitchen with tonnes of cupboards and counters, and new OTR microwave with fan, and beautiful bright lights. The master is huge and has walk in closet with ensuite. There are 2 other bedrooms on the main floor and another bathroom. In the basement you will find another huge family room with drop ceiling and great pot lights. It is also plumbed for a wet bar. There is another full bath with shower, a bedroom, and an office or storage room. You also have storage under the stairs. This home features 2 great decks, the front one is covered, You have lots of gravelled parking and gates at the end of the driveway. Call to view today, and dont

miss this great opportunity. Seller is licensed Realtor in AB