

**14132 East Bank Road
Rural Yellowhead County, Alberta**

MLS # A2222743



\$490,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,297 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	12.90 Acres		
Lot Feat:	Lawn, Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	35-54-14-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Nestled on 12.9 acres along the East Bank Road, this 4-bedroom, 3-bathroom split-level home offers both space and privacy with stunning views of the McLeod River. The home features two separate living areas, making it ideal for extended family, guests or entertaining. The main living space includes 3 spacious bedrooms, 2 bathrooms, kitchen, and a bright living room perfect for entertaining or relaxing. The second living area, with its own entrance, offers 1 bedroom, 1 bathroom, and a kitchen and living room, providing a cozy and private retreat. Outside, enjoy the peaceful setting with a private yard and the tranquil views of the river, making this property a perfect blend of rural charm and comfort. This home has also recently been repainted.