

**53114 Range Road 180
Rural Yellowhead County, Alberta****MLS # A2242432****\$399,000****Division:** NONE**Type:** Residential/Manufactured House**Style:** Acreage with Residence, Mobile Home-Single Wide**Size:** 1,864 sq.ft. **Age:** 1977 (49 yrs old)**Beds:** 3 **Baths:** 2**Garage:** Off Street**Lot Size:** 70.58 Acres**Lot Feat:** Back Yard, Front Yard, Lawn, Many Trees, Private

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	12-53-18-W5
Exterior:	Metal Frame, Vinyl Siding	Zoning:	RD
Foundation:	Other	Utilities:	-
Features:	See Remarks		
Inclusions:	as is condition		

Endless possibilities await on this 70.58-acre property just minutes from Edson! Featuring a 3-bedroom, 2-bathroom mobile home, a 50' x 26' shop/garage, and a massive 80' x 35' quonset, there's plenty of space for projects, storage, or potential future development. While the home and outbuildings require some TLC, this property offers an incredible opportunity to build equity, customize to your vision, or create your dream rural retreat. This property is being sold in "as is" Condition.