

**54018B Range Road 182A
Rural Yellowhead County, Alberta**

MLS # A2248928



\$679,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,986 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	149.50 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Lawn, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	3-54-18-W5
Exterior:	Mixed	Zoning:	cr
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Primary Downstairs, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

149.5 Acres & TWO Homes, Garage, Outbuildings, Pond & Abundant Wildlife & Minutes from Edson! Looking for space, privacy, and endless possibilities? This incredible property has it all! ?? Main Home: 5 bed, 3 bath, 2-level home with a walk-through closet & move-in ready! ?? Second Home: 2002 3 bed, 2 bath mobile with several upgrades & perfect for family, guests, or rental income. ?? Storage & Work Space: 2-bay garage plus multiple outbuildings. ?? Land & Lifestyle: 149.5 beautiful acres with a picture-perfect pond, teaming with an abundance of wildlife & ideal for farming, recreation, or your private retreat. ?? Only minutes from Edson & country living with town convenience!