

**53216 Range Road 181  
Rural Yellowhead County, Alberta**

**MLS # A2269815**



**\$315,000**

**Division:** NONE

**Type:** Residential/Manufactured House

**Style:** Acreage with Residence, Mobile Home-Single Wide

**Size:** 1,761 sq.ft. **Age:** 1975 (51 yrs old)

**Beds:** 4 **Baths:** 2

**Garage:** Triple Garage Detached, Unpaved

**Lot Size:** 17.10 Acres

**Lot Feat:** Private

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Other	<b>Zoning:</b>	RD
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

Location, location, location! This 17.1 acre property has a unique home with 1761 sqft of living space. With 4 bedrooms and 2 bathrooms this home offers plenty of space. Dine in kitchen flows to the family room. Located just off of the family room is a spacious dining room and living room. A large 30 X 60 shop is perfect for storing your RV and all your toys. This property is conveniently located 1 km off of Highway 16, a stones throw from Edson (primarily pavement). Property sold As Is Where Is.