# DONNAWILSON
REALTOR®

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## 10, 53407 Range Road 155
## Rural Yellowhead County, Alberta

**MLS # A2284638**



# $315,000

| | |
|---|---|
| **Division:** | NONE |
| **Type:** | Residential/Manufactured House |
| **Style:** | Acreage with Residence, Modular Home |
| **Size:** | 1,360 sq.ft. **Age:** 1981 (45 yrs old) |
| **Beds:** | 3 **Baths:** 2 |
| **Garage:** | Double Garage Detached |
| **Lot Size:** | 2.99 Acres |
| **Lot Feat:** | See Remarks |

| | | | | |
|---|---|---|---|---|
| **Heating:** | Fireplace(s), Forced Air, Natural Gas | **Water:** | Well |
| **Floors:** | Carpet, Linoleum, Wood | **Sewer:** | Lagoon |
| **Roof:** | Shingle | **Condo Fee:** | - |
| **Basement:** | None | **LLD:** | 29-53-15-W5 |
| **Exterior:** | Vinyl Siding | **Zoning:** | CRD |
| **Foundation:** | Piling(s) | **Utilities:** | - |
| **Features:** | See Remarks | | |

**Inclusions:** None

Country Living close to the Town.  This 3-bedroom, 2-bathroom modular home is located on 2.99 acres in Pinedale Estates, approximately 15 minutes east of Edson. The home has seen updates to shingles, windows, and the hot water tank. The property includes a 27 ft x 27 ft heated double-detached garage with a concrete floor, two overhead doors and attached lean two for additional storage. The yard is nicely landscaped with lots of room for entertaining and the kids to play.  "Property is being SOLD "as is/where is" with no Warrenties or Representations!