# \$265,000 - 53430 Rge Rd 113, Rural Yellowhead

MLS® #E4412520

### \$265,000

1 Bedroom, 1.50 Bathroom, 640 sqft Rural on 2.74 Acres

None, Rural Yellowhead, AB

This affordable charming 1971 completely redone home is sitting on 2.74 acres, has 1 bedroom, 2 bathrooms, and a basement. Upon entering the home, make your way upstairs to the bright open kitchen, dining and livingroom area. The main level also has a 4 pc bathroom. Just off the kitchen, you have patio garden doors that have you at a new 16x14 deck for entertaining or just relaxing and to enjoy the nature. Downstairs you will find the 1 bedroom with 2 pc bathroom, small family room, laundry and utility area. The yard space is private with beautiful mature trees, yard space for kids/pets to enjoy, 1 shed and lots of room for a garage/shop, and just off highway 16. a regular Perect for a family home/acreage to enjoy!!

Built in 1971

#### **Essential Information**

MLS® # E4412520 Price \$265,000

Bedrooms 1

Bathrooms 1.50

Full Baths 1
Half Baths 1

Square Footage 640

Acres 2.74





Year Built 1971

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 53430 Rge Rd 113
Area Rural Yellowhead

Subdivision None

City Rural Yellowhead

County ALBERTA

Province AB

Postal Code T0E 2M0

#### **Amenities**

Features Deck

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Level Land, Not Fenced

Construction Wood

Foundation Preserved Wood

#### Additional Information

Date Listed November 1st, 2024

Days on Market 364

Zoning Zone 70

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