



## 54503 HWY 22 Rural Yellowhead AB

\$444,500

This Scenic 78 Acres is a Definite Must See! This Property Has a 2005 1080 Sq Ft Home With a Large Country Kitchen, an Open Dining Area & Living Room, a Spacious Master Bedroom With a Walk in Closet & a 4 Piece Ensuite Including a Jacuzzi Tub, a Second Bright Bedroom, an Additional Full 4 Piece Bathroom & Main Floor Laundry. Extras Include a Wood Burning Fireplace, a Vaulted Ceiling, Air Conditioning, Numerous Windows to Let in an Abundance of Natural Light, a New Hot Water Tank & a Reverse Osmosis System. Also There is a 30x30 Heated Attached Garage That Has Power & a Cement Floor, a 2nd 22X36 Garage, a 14X32 3 Sided Metal Shed, a 19X40 Machine Shed, a Hip Roof Barn, an Automatic Waterer, a Corral & The Property is Fenced. The Location is Perfect Too - Just Over an Hour to Edmonton, Less Than 1 Hour to Whitecourt & 35 Minutes to Drayton Valley.

Listing Presented By:



Originally Listed by:  
Century 21 Leading

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