

# \$299,000 - 55310 Range Road 140, Rural Yellowhead County

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MLS® #A2199935

**\$299,000**

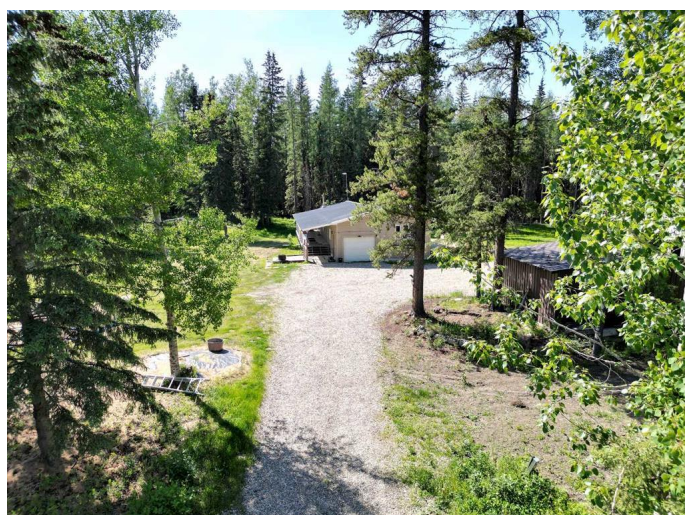
3 Bedroom, 2.00 Bathroom, 1,413 sqft  
Residential on 3.16 Acres

NONE, Rural Yellowhead County, Alberta

This 3-bedroom, 2-bathroom home is privately situated on 3.16 acres, just a short distance from the McLeod River and the Town of Peers. Inside, the home features a spacious master bedroom with double closets and a 4-piece ensuite, along with two additional bedrooms and a 3-piece main bathroom. The living room is perfect for relaxing evenings. The large kitchen offers plenty of cupboard and countertop space, a pantry, and a dining area that comfortably fits a family-sized table. Additional features include a laundry/utility room and a single attached garage. Recent upgrades include a new furnace, pressure tank, and a poured concrete floor in the shop. The property is also equipped with underground power, 60-amp single phase 120/240-volt electrical service to the shop and a 30-amp RV plug. Outside, you'll find ample space for entertaining on the expansive 8 x 49 ft covered deck, overlooking a private yard surrounded by mature trees and a cleared firepit area. There's also a shed for extra storage and a 30 x 30 shop, providing plenty of room for projects or hobbies. This acreage is move-in ready and offers a lot of potential, making it the perfect place for those looking for privacy and space.

Built in 1980

## Essential Information



MLS® #	A2199935
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,413
Acres	3.16
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### **Community Information**

Address	55310 Range Road 140
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3Y1

### **Amenities**

Amenities	Workshop
Utilities	Electricity Available, Natural Gas Available
Parking	RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Irregular Lot
Roof	Metal
Construction	Aluminum Siding
Foundation	Block

**Additional Information**

Date Listed	March 10th, 2025
Days on Market	69
Zoning	RD

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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