

# \$249,900 - 55402 Range Road 144, Rural Yellowhead County

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MLS® #A2186792

**\$249,900**

4 Bedroom, 1.00 Bathroom, 1,225 sqft  
Residential on 3.68 Acres

NONE, Rural Yellowhead County, Alberta

Discover the potential in this spacious 4-bedroom, 1-bathroom acreage on 3.68 acres! Located just 30 minutes from both Edson and Whitecourt, this property offers a perfect blend of rural living with convenient access to nearby towns. The home is a fixer-upper, offering a unique opportunity to renovate and customize according to your tastes. The expansive land provides plenty of room for gardening, recreation, or expanding your dream home. Ideal for those looking to invest in a project with lots of potential.

Built in 1976

## Essential Information

MLS® #	A2186792
Price	\$249,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,225
Acres	3.68
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information



Address	55402 Range Road 144
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3Y7

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	January 10th, 2025
Days on Market	114
Zoning	RD

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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