

# \$299,900 - 15, 56302 Range Road 144, Rural Yellowhead County

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MLS® #A2237566

**\$299,900**

2 Bedroom, 1.00 Bathroom, 530 sqft  
Residential on 0.71 Acres

NONE, Rural Yellowhead County, Alberta

Lets camp in style or live at the lake year round! This meticulous property is featuring a stunning park model home set up for all season living or enjoying weekend lake living in style . Room for all your friends and family on this totally private lot located at Shining Bank Lake walking distance from the day use area and boat launch . This has so many feature to it you must see it ! Secluded, oversize garage for all the toys,cabin and storage sheds, multiple water and power outlets , massive fire pit area, the home is turnkey move in ready includes the furnishing and even the BBQ. Check out that deck! As far as lake living goes all the luxuries are here ... right down to Air conditioning and high speed internet ! Book your viewing today lots of time to enjoy this for the rest of the summer !

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2237566  |
| Price          | \$299,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 530       |
| Acres          | 0.71      |
| Year Built     | 2013      |



|          |              |
|----------|--------------|
| Type     | Residential  |
| Sub-Type | Recreational |
| Style    | Park Model   |
| Status   | Active       |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 15, 56302 Range Road 144 |
| Subdivision | NONE                     |
| City        | Rural Yellowhead County  |
| County      | Yellowhead County        |
| Province    | Alberta                  |
| Postal Code | T7Y 0A6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 12                     |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Laminate Counters, Vinyl Windows |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                    |
| Heating           | Forced Air, Propane                                                 |
| Cooling           | Central Air                                                         |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Electric                                                            |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Barbecue                           |
| Lot Description   | Lake, Many Trees, Irregular Lot, Private, Wedge Shaped Lot |
| Roof              | Asphalt                                                    |
| Construction      | Mixed                                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 39             |
| Zoning         | CR-D           |

### Listing Details

Listing Office

CENTURY 21 NORTHERN REALTY

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