

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

MLS® #E4449921

**\$299,900**

2 Bedroom, 1.00 Bathroom, 530 sqft

Rural on 0.70 Acres

None, Rural Yellowhead, AB

Lets camp in style or live at the lake year round! This meticulous property is featuring a stunning park model home on .7 of an acre is 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 features 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® #         | E4449921  |
| Price          | \$299,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 530       |
| Acres          | 0.70      |



|            |                        |
|------------|------------------------|
| Year Built | 2013                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 15 56302 Range Road 144 |
| Area        | Rural Yellowhead        |
| Subdivision | None                    |
| City        | Rural Yellowhead        |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7Y 0A6                 |

### Amenities

|          |                                               |
|----------|-----------------------------------------------|
| Features | Air Conditioner, Deck, R.V. Storage, Workshop |
|----------|-----------------------------------------------|

### Interior

|              |                       |
|--------------|-----------------------|
| Heating      | Forced Air-1, Propane |
| Fireplace    | Yes                   |
| Stories      | 1                     |
| Has Basement | Yes                   |
| Basement     | None, No Basement     |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Prefab                                                 |
| Exterior Features | Backs Onto Park/Trees, Lake Access Property, Treed Lot |
| Construction      | Prefab                                                 |
| Foundation        | Piling                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 55              |
| Zoning         | Zone 70         |

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Listing information last updated on September 19th, 2025 at 1:17am MDT