

# **\$549,000 - 55108 Range Road 151, Rural Yellowhead**

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MLS® #E4423900

**\$549,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Rural on 135.76 Acres

None, Rural Yellowhead, AB

135.76 Acre Property Located at the Very End of a NO EXIT Road, Just Off Paved HWY 748 Between Edson & Peers. This Private, Secluded Country Property Includes a 1997 Built, 3 bedroom, 2 Bathroom Mobile home with Cathedral Ceilings, Open Concept, Panty, Breakfast Counter, Huge Kitchen, Lg Living Room, Laundry Room and a Large Deck. 1480 sq ft Insulated Steel Shop W/In Floor Heat Which Was Used as a Class 3 Meat Cutting & Sausage Making Busines. The Building Features: Office Area, Laundry, 3 PC Bathroom W/Shower, All Meat Cutting and Suasage Making Equipment, Walk In Freezer, Smoker, Meat Slicer, Counters, Cooler, Meat Grinder, Large Hoist, and Sausage Stuffer. This Property Has Breathtaking Views of The Rocky Mountains & Beautiful Sunrises & Sunsets. Property is Fenced & Crossed Fenced for Livestock, & Can be Used For Pasture or Hay Land. Shop Could be Converted Into a Garage. Proprty Includes Two Sea Cans and a Tack Shed. This Property Can Be SUBDIVIDED!



Built in 1998

## **Essential Information**

MLS® # E4423900

Price \$549,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	135.76
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	55108 Range Road 151
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 3Z3

### Amenities

Features	Deck, Television Connection
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, Landscaped, Private Setting, Subdividable Lot, See Remarks
Foundation	Block

### Additional Information

Date Listed	March 4th, 2025
Days on Market	58
Zoning	Zone 70

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Listing information last updated on May 1st, 2025 at 8:32pm MDT