

# **\$1,399,000 - 53415a Range Road 180a, Rural Yellowhead**

MLS® #E4432050

**\$1,399,000**

5 Bedroom, 3.50 Bathroom, 2,661 sqft

Rural on 26.99 Acres

None, Rural Yellowhead, AB

Welcome to this stunning custom-built home on 26.99 acres, minutes from Edson. This property offers luxury with gorgeous views of the rocky mountains. The exterior features masonry and Hardie board siding, leading to a grand entrance. Inside, an airy living space includes a two-sided fireplace, large windows, and a covered front and back deck. The gourmet kitchen boasts custom cabinetry, quartzite countertops, a gas range and a large island. The primary suite renders a walk-in closet and a spa-like ensuite with a soaking tub and steam shower. Additional features include two secondary bedrooms with a Jack and Jill bathroom, an office and bonus room. The finished walkout basement features a bar, wood fireplace, and two additional bedrooms with access to the lower garage. The home also includes a double attached heated garage. Outside enjoy a fire pit, dirt bike track and a massive 51x75 shop with a carport completes this impressive property.



Built in 2013

## **Essential Information**

MLS® #	E4432050
Price	\$1,399,000
Bedrooms	5

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,661
Acres	26.99
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	53415a Range Road 180a
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 3M1

### **Amenities**

Features	Air Conditioner, Deck, R.V. Storage, Vaulted Ceiling
----------	--

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Hillside, Landscaped
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed	April 22nd, 2025
-------------	------------------

Days on Market 10

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 5:17am MDT