\$534,500 - 53507 Hwy 751, Rural Yellowhead

MLS® #E4436145

\$534,500

4 Bedroom, 2.00 Bathroom, 2,243 sqft Rural on 152.46 Acres

None, Rural Yellowhead, AB

QUARTER SECTION LOCATED on the corner of HWY 16 & HWY 751 in YELLOWHEAD COUNTY. Just over 2200 sq ft home built in 2015. This custom country home features in floor heat through out. On the main level the living room is spacious, open & bright with vaulted ceilings. Good size eat-in kitchen, large master bedroom also with vaulted ceiling, roomy 4 piece bathroom with laundry & main floor mechanical which is home to the newer boiler, hot water tank & pressure tank. Water is provided by a drilled well. Septic is a tank and field system. Upstairs includes another roomy 4 piece bathroom, 3 bedrooms and a small flex space. The 150+ acres is beautiful with Cold Creek winding through a forest of trees, some towering old growth, Spruce, Pine & Birch. There is some pasture (approximately 40 acres). Large private yard site with long gravel driveway. Located approximately 45 Kms east of Edson, 145 Kms west of Edmonton or 55 Kms west of Evansburg.

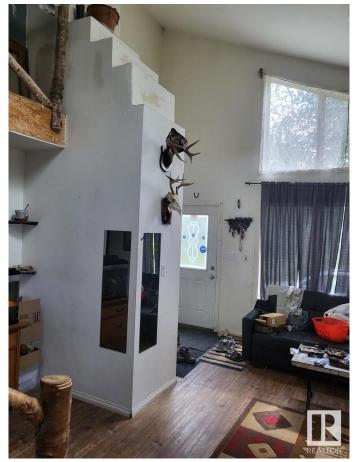
Built in 2015

Essential Information

MLS® # E4436145 Price \$534,500

Bedrooms 4





2.00 Bathrooms

Full Baths 2

Square Footage 2,243

Acres 152.46

Year Built 2015

Type Rural

Sub-Type **Detached Single Family**

Style 1 and Half Storey

Status Active

Community Information

Address 53507 Hwy 751

Rural Yellowhead Area

Subdivision None

City Rural Yellowhead

County **ALBERTA**

Province AB

TOE OTO Postal Code

Amenities

Features Off Street Parking, Skylight, Vaulted Ceiling, See Remarks

Interior

Heating In Floor Heat System, See Remarks, Natural Gas

Stories 2

Has Basement Yes

None, No Basement Basement

Exterior

Wood Exterior

Exterior Features Private Setting, Ravine View, See Remarks, Partially Fenced

Construction Wood

Foundation Slab

Additional Information

May 13th, 2025 Date Listed

Days on Market 169

Zoning Zone 70

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