

# \$1,130,000 - 54125 Range Road 165, Rural Yellowhead

MLS® #E4437209

**\$1,130,000**

3 Bedroom, 3.50 Bathroom, 2,217 sqft

Rural on 136.77 Acres

None, Rural Yellowhead, AB

36.77 Acres â€“ 2 Titles (11.69 & 125.08 Acres) â€“ Pavement to Property Located just 6 miles NE of Edson, this well-maintained acreage features a 4-bedroom , 4-bath home with numerous upgrades including hardwood, appliances, furnace, and hot water tank. Enjoy \$3,500/year oil revenue and stunning views with abundant wildlife. Outbuildings include an 85â€™<sup>TM</sup>x46â€™<sup>TM</sup> two-story barn/shop (livestock or commercial use), 12â€™<sup>TM</sup>x24â€™<sup>TM</sup> storage shed, 24â€™<sup>TM</sup>x26â€™<sup>TM</sup> heated garage with new openers, and 3-stall carport. Second serviced site, 2 auto stock waters, large deck with eastern exposure, and circular gravel driveway. Bonus: outdoor riding arena/hockey rink with Zamboni included. Ideal for families, agriculture, or business use.

Built in 1986

## Essential Information

MLS® #	E4437209
Price	\$1,130,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,217
Acres	136.77



Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	54125 Range Road 165
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 3N1

### Amenities

Features	Deck, Detectors Smoke, Hot Water Natural Gas
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	4
Zoning	Zone 70

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