

# \$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

Horse lovers and hockey fans rejoice! Located 6 miles NE of Edson on pavement, this 136.77-acre property boasts a unique outdoor arena that transforms from a horse riding ring into a winter hockey rink with Zamboni. The 4-bedroom, 4-bath home is upgraded with hardwood, appliances, furnace, and hot water tank. Includes an 85'x46' barn/shop, heated garage, storage shed, and 3-stall carport. Two titles, second serviced site, stock waterers, scenic views, and a large east-facing deck make this the ultimate year-round family and hobby farm property.

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

**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              78  
Zoning                        Zone 70

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