



55421 RR 184
Rural Yellowhead County, Alberta

MLS # A2284364



\$1,600,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,536 sq.ft. | Age: | 1992 (34 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 160.00 Acres | | |
| Lot Feat: | Brush, Creek/River/Stream/Pond, Dog Run Fenced In, Garden, Many Trees, F | | |

| | | | |
|--------------------|--|-------------------|----------------|
| Heating: | In Floor, Fireplace(s), Hot Water, Solar | Water: | Well |
| Floors: | Ceramic Tile | Sewer: | Open Discharge |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | None | LLD: | 26-55-18-W5 |
| Exterior: | Wood Frame | Zoning: | AG |
| Foundation: | None | Utilities: | - |
| Features: | Natural Woodwork, Recreation Facilities | | |

Inclusions: N/A

Escape to Moonlight Valley Wilderness Lodge — a true off-grid sanctuary set on 160 acres of pristine northern Alberta forest, surrounded entirely by Crown land and located about 35 km north of Edson. With no neighbours for kilometres in any direction, this property offers unmatched privacy and the feeling of a secluded hunting lodge deep in the woods. Cross your own private bridge over a clear fishing stream and arrive at a handcrafted log lodge that sleeps 8, plus a nearby bunkhouse for 4 more. The cozy 2-bedroom main home features an open layout and wood-burning heat, complemented by a large detached garage with loft storage. Live sustainably with a wildlife-fenced garden, two greenhouses, a hidden root cellar, abundant firewood, and a reliable solar system — no utility bills, just propane for stoves and dryers. Explore roughly 10 km of private trails for hiking, skiing, or quadding, with endless Crown land beyond. This remarkable wilderness retreat will be auctioned by Team Auctions from June 2–4, 2026. The listing price of \$1,600,000 is a suggest price for auction. Watch for information regarding two open houses will be held in April and May.