



53320 Range Road 182
Rural Yellowhead County, Alberta

MLS # A2307282



\$719,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,297 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	35.09 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Pri		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-52-18-W5
Exterior:	Stucco	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Country Dream Acreage MOTIVATED SELLER Welcome to your own private country retreat, surrounded by nature and just 8 minutes from town. This beautifully maintained home offers over 2,400 sq. ft. of finished living space and sits on 35.09 acres of fenced and cross-fenced land, perfect for those seeking space, privacy, and a rural lifestyle. The main floor features a bright open-concept kitchen, dining, and living area that opens onto a large two-tier deck—ideal for entertaining family and friends or simply enjoying the peaceful surroundings. You'll also find the spacious primary bedroom with ensuite, two additional bedrooms, and convenient main-floor laundry. Downstairs offers two more bedrooms, a 2 piece bathroom, a large family room perfect for movie or game nights, and a utility room with storage space. The attached garage is finished and heated, providing comfort and convenience year-round. Step outside and enjoy your own private oasis. Relax in the inviting hot tub while taking in the stunning country views, sip your morning coffee on the deck, or spend your evenings stargazing under Alberta's wide-open skies. The property is can be used for livestock or hobby farming with a fenced and cross-fenced pasture, a barn/shelter with power and water, two wells, and a heated automatic stock waterer. The pasture has not been utilized for several years and offers ample grazing opportunities for your own animals or the potential for rental income. Additional features include three storage/garden sheds and annual surface lease revenue of approximately \$260.40 from Peyto. If you've been dreaming of peaceful acreage living with the convenience of town just minutes away, this property is one you won't want to miss.