



53320 Range Road 182
Rural Yellowhead County, Alberta

MLS # A2307282



\$730,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,297 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	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 ‐ Set Up & Ready for Your Animals ?? *****SELLER MOTIVATED***** Welcome to your country dream. This spacious 5-bedroom, 3-bathroom home sits on 35.09 fully fenced and cross-fenced acres, perfectly set up for horses, livestock, or anyone craving wide-open space and privacy. Outside, everything is ready to go from day one‐featuring a powered barn, round pen(needs fixed and sand added), automatic waterers, ample pasture, and TWO wells on the property, offering added convenience and reliability for your acreage lifestyle. Step inside and you’ll find a large kitchen and dining area built for gathering‐whether it’s family dinners or hosting friends. The open-concept layout flows into a bright living space, while the walk-out deck extends your living area outdoors, perfect for BBQs, relaxing evenings, and taking in those country views. This property offers the best of both worlds‐peaceful rural living with modern comfort, all located just minutes from town conveniences. ? 35.09 acres ‐ fully fenced & cross-fenced ? 5 bedrooms, 3 bathrooms ? Powered barn + round pen ? Automatic waterers ? Two wells on property ? Annual surface lease revenue: \$260.40 (Peyto) ? Power to barn ? Seller motivated Whether you're starting a hobby farm, expanding your horse setup, or just looking for room to breathe‐this one checks all the boxes.