



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**53122 RANGE ROAD 151**  
**Rural Yellowhead County, Alberta**

**MLS # A2330727**



**\$425,000**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                            |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Mobile Home-Single Wide |               |                   |
| <b>Size:</b>     | 1,520 sq.ft.                                    | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 3                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                                     |               |                   |
| <b>Lot Size:</b> | 10.01 Acres                                     |               |                   |
| <b>Lot Feat:</b> | Front Yard, Gentle Sloping, Rectangular Lot     |               |                   |

|                    |                                                                                                                    |                   |              |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Central, Forced Air, Natural Gas                                                                                   | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl                                                                                            | <b>Sewer:</b>     | Septic Field |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                    | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | None                                                                                                               | <b>LLD:</b>       | 11-53-15-W5  |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                       | <b>Zoning:</b>    | RD           |
| <b>Foundation:</b> | Piling(s)                                                                                                          | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |              |

**Inclusions:** SHEDS, TARP GARAGE (20X30), horse shelter and sump pump

Stop searching, this could be the acreage you've been waiting for! Perched on 10.1 picturesque acres with beautiful elevated views, this well-maintained 2004, 3-bedroom mobile home offers the perfect blend of comfort, functionality, and country living. The home is frame welded and secured on steel piles and features a spacious kitchen with a centre island, generous-sized bedrooms, and a primary ensuite complete with a jetted tub and separate shower. Recent updates provide added peace of mind, including shingles (2021), hot water tank (2025), dishwasher (2025), and washer, dryer, and refrigerator (2026). Designed with acreage living in mind, the property offers a partially fenced pasture, horse shelter, cleared property lines, and a prepared site for a future shop. The extended driveway with a turnaround easily accommodates larger trucks, trailers, and recreational vehicles. A generator panel installed in Spring 2026 allows the home to be powered during an outage, while exterior hot and cold water taps at both ends of the home add extra convenience. Additional outbuildings include a 20' x 30' tarp garage, a 20' x 20' shed, and a 20' x 10' shed, providing plenty of storage for equipment, tools, and toys. Whether you're dreaming of keeping horses, building your dream shop, or simply enjoying peaceful country living with spectacular views, this property offers endless possibilities.