



GRASSROOTS
REALTY GROUP

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53419A Range Road 161
Rural Yellowhead County, Alberta

MLS # A2334672



\$797,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,566 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Triple Garage Detached		
Lot Size:	26.12 Acres		
Lot Feat:	Pasture, Private, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Open Discharge, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	See Remarks		

Inclusions: Washer X2, 1 garden shed, 2 storage buildings, 3 security cameras

Enjoy the mountain view and experience the best of country living on 26.12 picturesque acres. Situated in Yellowhead County, the heart of Alberta. This beautifully maintained acreage offers the perfect combination of privacy, functionality, and modern updates, with 2,948 sq. ft. of developed living space and exceptional amenities for hobby farmers, horse enthusiasts, or anyone seeking room to roam. The spacious home is warm and inviting, with large windows that capture the surrounding countryside and a functional layout designed for comfortable everyday living. Numerous updates provide peace of mind, including a new furnace (2023), new roof and eavestroughs (2020), energy-efficient LED lighting throughout much of the home, recently installed fibre optic service for future high-speed internet, excellent Xplornet service, and a Lorex wired security camera system. Outside, the property is exceptionally well-equipped. The heated attached garage features a Reznor natural gas heater and is plumbed for in-floor heat, while the heated shop (26.5' X 46.5') includes a Reznor natural gas heater, 220V power for both a welder and compressor, a large workbench with welding table, and steel shelving. This garage space is ideal for projects, storage, or running a home-based business. Horse lovers will appreciate the thoughtfully designed setup with fenced and cross-fenced pastures, four gated paddocks with water and power, an automatic stock waterer, hydrant, and three run-in shelters. Three hay fields are currently harvested by a neighbouring farmer, and additional outbuildings include two storage buildings with solar lighting and a convenient garden shed. Whether you're looking for a turnkey equestrian property, a hobby farm, or simply a peaceful rural retreat with outstanding infrastructure, this remarkable acreage offers endless possibilities just minutes from

Edson.