

\$279,900 - 54014 Range Road 135, Rural Yellowhead County

MLS® #A2222283

\$279,900

2 Bedroom, 2.00 Bathroom, 1,040 sqft
Residential on 6.82 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to your own private paradise! This beautiful 6.82 acre property in the Carrot Creek area offers peace, privacy, and a scenic setting surrounded by trees, tucked away off the main road with no visible neighbors.

There's even a perfect spot ready for building a garage or shop and trails to walk or quad. The charming home features an open-concept living and dining area with vaulted ceilings and a kitchen that includes an eat-up bar, a large pantry, abundant cabinets, and plenty of counter space. The spacious primary bedroom includes a lovely 4-piece ensuite and a generously sized walk-in closet. The main floor also has a second bedroom, a dedicated office area, and a convenient back entrance with laundry and additional storage, leading out to a huge deck overlooking your peaceful yard. There is also the option of adding an additional bedroom where the current office is if needed. Outside, there's a secure carport perfect for protecting your RVs or providing additional storage. Recent upgrades include: New shingles and heat tape (2024) New decks, railings, and some eavestroughs (2023). Fresh gravel with an extra pile that's ideal for a fire pit area or other projects. Some furniture and artwork are negotiable. Located just 10 minutes from Peers, 7 minutes from Niton Junction, 25 minutes from Edson, 90 minutes from Edmonton, this property is an excellent place



to live and relax, enjoy nature, and watch the wildlife.

Built in 2007

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2222283 |
| Price | \$279,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,040 |
| Acres | 6.82 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 54014 Range Road 135 |
| Subdivision | NONE |
| City | Rural Yellowhead County |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E5G1 |

Amenities

| | |
|---------|------------------|
| Parking | Attached Carport |
|---------|------------------|

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Pantry, Storage, Vaulted Ceiling(s) |
| Appliances | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Satellite TV Dish |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Irregular Lot, Lawn, Many Trees, Secluded, Wooded |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 1 |
| Zoning | RD |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.