# \$749,900 - 53320 Range Road 182, Rural Yellowhead County

MLS® #A2229724

## \$749,900

4 Bedroom, 3.00 Bathroom, 1,215 sqft Residential on 35.09 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to your country dream! This spacious 5-bedroom, 3-bathroom home sits on 35.09 fully fenced and cross-fenced acres, ideal for horses, livestock, or country living. The property includes a powered barn, round pen, automatic waterers, and ample pastureâ€"ready for your animals from day one.

Inside, you'II find a large kitchen and dining area, perfect for hosting family gatherings or entertaining guests. The open-concept design flows seamlessly into the living space, and a walk-out deck extends your entertaining area into the outdoorsâ€"ideal for BBQs, stargazing, or relaxing in the fresh country air.

Enjoy peaceful rural living with all the modern comforts, just minutes from town conveniences. Whether you're starting a hobby farm, expanding your equestrian lifestyle, or simply looking for space and serenity, this property checks all the boxes!

revenue from peyto is \$260.40/yr

Built in 1997

#### **Essential Information**

MLS® # A2229724







Price \$749,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,215

Acres 35.09

Year Built 1997

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 53320 Range Road 182

Subdivision NONE

City Rural Yellowhead County

County Yellowhead County

Province Alberta
Postal Code T7E 3T9

#### **Amenities**

Parking Spaces 6

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows

Appliances Electric Range, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

## **Exterior**

Exterior Features Private Yard, Rain Gutters, Fire Pit

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Private, Low Maintenance

Landscape, Rolling Slope

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 10th, 2025

Days on Market 128 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.