\$728,000 - 55418a Highway 751, Rural Yellowhead County

MLS® #A2241889

\$728,000

3 Bedroom, 2.00 Bathroom, 1,878 sqft Residential on 157.45 Acres

NONE, Rural Yellowhead County, Alberta

157.45-Acre Acreage in Yellowhead County Nestled in the heart of Yellowhead County, this 157.45-acre property offers an exceptional opportunity to own a large, well-maintained rural estate with residential zoning (RD – Rural District). Located along paved Highway 751, the site provides convenient access to nearby towns including Edson, Drayton Valley, and Whitecourt, as well as a range of recreational amenities such as Crown Land, fishing spots, hunting grounds, ATV trails, and campgrounds. Rural school bus services are also nearby.

The beautifully maintained home is set on approximately 3 acres of landscaped yard featuring a gravel driveway, mature trees, patio and deck space, garden beds, and lawn. The remainder of the land includes ~20 acres of open pasture and ~134 acres of natural bush, complete with man-made trails ideal for walking, quadding, and snowmobiling. Main Residence Highlights:

• Hardwood flooring throughout much of the main level

• Exposed ceiling beam in the dining area with large crank-out window for natural light • Kitchen with full-height cabinetry, tile backsplash, updated lighting, and hardwood floors

• Open-concept living area with wood-burning fireplace (heat fan-equipped), patio doors leading to a south-facing balcony







with expansive views

• Two upper-level bedrooms, each with balcony access and updated finishes • Updated 3-piece upper bathroom with jetted tub, large vanity, skylight, and newer flooring

• Basement is partially finished, featuring a family/recreation room, office/den, cool room, storage area, mechanical room, and direct access to the single attached garage Additional Features:

• Dual heating options: wood-burning

furnace and gas furnace

• Two skylights for enhanced natural light

• Wood casement crank-out windows

(double pane)

• Durable stucco and rock exterior

• Newer metal roofing on both the house

and detached garage

• Pressure-treated front entrance deck

Outbuildings:

• Single attached garage

• Double detached garage

• Arch-rib Quonset

• Pole shed

• Two lean-tos

This mature rural property has seen a range of tasteful updates including flooring, paint, light fixtures, and bathroom fixtures. It presents a rare combination of residential comfort, recreational lifestyle, and agricultural opportunity â€" all set in a private and scenic location.

Built in 1985

Essential Information

MLS® # A2241889

3

Price \$728,000 Bedrooms

2.00 Bathrooms

Full Baths 2 Square Footage 1,878
Acres 157.45
Year Built 1985

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

Community Information

Address 55418a Highway 751

Subdivision NONE

City Rural Yellowhead County

County Yellowhead County

Province Alberta
Postal Code T0E 1S0

Amenities

Parking Double Garage Detached, See Remarks

of Garages 2

Interior

Interior Features Ceiling Fan(s), See Remarks

Appliances Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer, Built-In Range

Heating Fireplace(s), Forced Air, Natural Gas, Floor Furnace, Wood

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Balcony, Fire Pit Lot Description See Remarks

Roof Metal

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 21st, 2025

Days on Market 103 Zoning RD

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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