

# \$685,000 - 5, 53018 Range Road 175, Rural Yellowhead County

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MLS® #A2244026

**\$685,000**

4 Bedroom, 3.00 Bathroom, 1,566 sqft  
Residential on 5.36 Acres

NONE, Rural Yellowhead County, Alberta

This home is an absolute showstopper! Built in 2014 by Mint Homes, it offers the perfect blend of modern design and comfortable living. The open-concept main floor features elegant finishes throughout, with high ceilings, a cozy gas fireplace, and designer lighting that create a truly luxurious ambiance. The heart of the home is the spacious kitchen—perfect for entertaining—with gorgeous granite countertops, a large central island, and top-of-the-line stainless steel appliances. The open layout flows seamlessly into the dining and living areas, making it ideal for gatherings with family and friends. The primary suite is a private retreat, complete with vaulted ceilings, a generous walk-in closet, and a beautifully appointed ensuite bathroom. Three additional bedrooms offer great space for family or guests. Downstairs, the bright and welcoming basement includes a large family room, perfect for movie nights or game days, the fourth bedroom, 4 pc bathroom and laundry room. An oversized, attached heated garage adds both convenience and comfort. Step outside to enjoy the beautifully landscaped yard, complete with lush lawns, mature shrubs, raised flower beds, and a designated garden area. The paved driveway, stamped concrete walkways, and charming curbed garden borders enhance the home's curb appeal, while the stunning firepit area provides a magical space to gather and enjoy evenings



under the stars. Set on 5.36 acres just minutes from town, this property offers the perfect balance of privacy and accessibility. Watch vibrant sunsets, abundant wildlife, and the breathtaking northern lightsâ€”right from your own backyard.

Built in 2014

**Essential Information**

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2244026                                  |
| Price          | \$685,000                                 |
| Bedrooms       | 4                                         |
| Bathrooms      | 3.00                                      |
| Full Baths     | 3                                         |
| Square Footage | 1,566                                     |
| Acres          | 5.36                                      |
| Year Built     | 2014                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 5, 53018 Range Road 175 |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3E8                 |

**Amenities**

|              |                                           |
|--------------|-------------------------------------------|
| Parking      | Asphalt, Double Garage Attached, Driveway |
| # of Garages | 2                                         |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan                |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator |

|                 |                                    |
|-----------------|------------------------------------|
| Heating         | Forced Air, Hot Water, Natural Gas |
| Cooling         | None                               |
| Fireplace       | Yes                                |
| # of Fireplaces | 1                                  |
| Fireplaces      | Gas, Living Room, Decorative       |
| Has Basement    | Yes                                |
| Basement        | Finished, Full                     |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                                               |
| Lot Description   | Back Yard, Cleared, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | July 28th, 2025           |
| Days on Market | 61                        |
| Zoning         | CRD - Country Residential |

## Listing Details

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

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