

# \$696,000 - 54025 Range Road 180 N, Edson

MLS® #A2255492

**\$696,000**

4 Bedroom, 3.00 Bathroom, 1,541 sqft

Residential on 18.24 Acres

NONE, Edson, Alberta

Serene Country Living. Nestled on 18 peaceful acres and only 12k from Edson, this property offers the best of quiet country living with easy access to town on mainly paved roads! This is 1500 sq.ft. modular home on a full concrete basement and features a 54' deck spanning the length of the house, newly updated deck boards, perfect for entertaining or simply soaking up the tranquil surroundings.

The walkout basement leads to beautiful landscaped grounds accented with perennials and Mayday trees. Inside, the main level boasts an open-concept kitchen, dining and living area highlighted by a cozy woodburning fireplace. There are 3 bedrooms upstairs and 1 down, 3 bathrooms, a cold room and plenty of storage throughout. (Note. some mudding and taping required in the basement). Additional features include a 28x30' insulated garage (not heated), large fenced garden area with apple trees and a shed to store your garden tools. Wood shed stays and currently has a years worth of firewood. Fire pit area for gatherings, BBQ hookup for gas or propane,. This acreage offers space, privacy and everything you need for a self sufficient life style, all within minutes of Edson.

Built in 2004

## Essential Information

MLS® # A2255492

Price \$696,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,541
Acres	18.24
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	54025 Range Road 180 N
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3M3

### Amenities

Parking	Double Garage Detached, Driveway, Garage Door Opener, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air, Floor Furnace, Propane
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, Garden, Storage
Lot Description	Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Rectangular Lot, Brush, Gentle Sloping
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	1
Zoning	RD

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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