

\$595,000 - 53312 Range Road 105, Rural Yellowhead

MLS® #E4391809

\$595,000

4 Bedroom, 2.00 Bathroom, 1,270 sqft

Rural on 159.01 Acres

None, Rural Yellowhead, AB

Every farm has a first chapterâ€”make yours here. This 160-acre property, just 4 km south of Chip Lake in Yellowhead County, is built for beginnings. Set at the end of a quiet road and just 2 minutes from pavement, it offers peace, privacy, and potential. Start your day in the 3-bedroom, 2.5-bath bungalow with a full basementâ€”perfect for family life or future expansion. The oversized attached garage has been converted into a farm product processing area, giving you a head start on value-added ventures. Outside, a massive 40â€™x80â€™ steel-clad shop with 220v power stands ready for equipment, livestock, or projects. Youâ€™ll find 9 steel corrals, 4 automatic stock waterers, and open-faced animal shelters (24â€™x40â€™ and 24â€™x50â€™) already in place. Whether youâ€™re raising cattle, horses, or goats, the infrastructure is here. Itâ€™s more than just landâ€”itâ€™s a launchpad for your ranching dream and a future youâ€™ll be proud to build.

Built in 1974

Essential Information

MLS® # E4391809

Price \$595,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	159.01
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	53312 Range Road 105
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 2M0

Amenities

Features	Greenhouse, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, Workshop
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Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 7th, 2024
Days on Market	405
Zoning	Zone 90

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