

\$440,000 - 53516 Range Road 154, Rural Yellowhead

MLS® #E4445047

\$440,000

4 Bedroom, 2.00 Bathroom, 993 sqft

Rural on 9.81 Acres

None, Rural Yellowhead, AB

Spacious home just 10 mins from Edson on 9.81 acres, right off pavement . The main floor offers an open-concept layout, updated kitchen with island, primary bedroom, office, and 4-pc bath. The walkout basement includes 3 bedrooms, 3-pc bath, family room, laundry, and garden doors leading outside. Recent improvements include kitchen updates, flooring, and basement ceiling. Double detached garage with workshop features rifted-in in-floor heating, concrete pad, and lots of room for parking and toys. Backs Crown Land and close to the McLeod River—ideal for outdoor enthusiasts or commercial drivers!

Built in 1987

Essential Information

MLS® #	E4445047
Price	\$440,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	9.81
Year Built	1987
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow



Status Active

Community Information

Address 53516 Range Road 154
Area Rural Yellowhead
Subdivision None
City Rural Yellowhead
County ALBERTA
Province AB
Postal Code T7E 3G9

Amenities

Features Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, Walkout Basement, Workshop

Interior

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

Exterior

Exterior Wood
Exterior Features Landscaped, Schools, Shopping Nearby
Construction Wood
Foundation Preserved Wood

Additional Information

Date Listed June 27th, 2025
Days on Market 25
Zoning Zone 90

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Listing information last updated on July 22nd, 2025 at 3:47pm MDT