

## **\$549,900 - 53515 Rge Rd 110, Rural Yellowhead**

MLS® #E4431132

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,521 sqft

Rural on 60.00 Acres

None, Rural Yellowhead, AB

This amazing 60 acre parcel has been groomed & maintained since 2004. There are trails you can drive your vehicle or quad through & surround yourself with majestic trees & nature. There are shelters, a barn & other structures & sheds. The owner has raised cattle & equipped the property into separate pastures, all with their own Watering troughs & power poles for night vision. The modular home was built in 2002 & offers 2 decks, 2 wells (one in a well house) 2 septic & shingles replaced in 2023. The open concept offers a generous Oak kitch with a central island, a spacious LR with corner wood Stove & 2 patio doors to the S Deck. There are 2 secondary bdrms & a large Primary Bdrm with a W/I closet & 3pc ensuite. On the Far East of the property is a small cabin with a deck & fishing pond . This property would be perfect for cattle farmer or anyone who wants to raise animals. Chip lake is across the hwy where you can boat or go fishing. Close is Wildwood, a Hamlet on RR 92 & further E on RR 74 is Entwistle



Built in 2002

### **Essential Information**

MLS® # E4431132

Price \$549,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,521
Acres	60.00
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	53515 Rge Rd 110
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 0S0

### **Amenities**

Features	Deck, Fire Pit, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Modular
Exterior Features	Creek, Cross Fenced, Fenced, Fruit Trees/Shrubs, See Remarks
Construction	Modular
Foundation	Piling

### **Additional Information**

Date Listed	April 16th, 2025
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Days on Market 85

Zoning Zone 70

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