

# \$1,130,000 - 54125 Range Road 165, Rural Yellowhead

MLS® #E4437209

**\$1,130,000**

3 Bedroom, 3.50 Bathroom, 2,217 sqft

Rural on 136.77 Acres

None, Rural Yellowhead, AB

Horse lovers and hockey fans rejoice! Located 6 miles NE of Edson on pavement, this 136.77-acre property boasts a unique outdoor arena that transforms from a horse riding ring into a winter hockey rink with Zamboni. The 4-bedroom, 4-bath home is upgraded with hardwood, appliances, furnace, and hot water tank. Includes an 85'x46' barn/shop, heated garage, storage shed, and 3-stall carport. Two titles, second serviced site, stock waterers, scenic views, and a large east-facing deck make this the ultimate year-round family and hobby farm property.

Built in 1986

## Essential Information

MLS® #	E4437209
Price	\$1,130,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,217
Acres	136.77
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split



Status	Active
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## Community Information

Address	54125 Range Road 165
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 3N1

## Amenities

Features	Deck, Detectors Smoke, Hot Water Natural Gas
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## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

## Exterior

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

## Additional Information

Date Listed	May 16th, 2025
Days on Market	54
Zoning	Zone 70

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Listing information last updated on July 9th, 2025 at 3:32pm MDT