

## \$225,000 - 53417 Range Rd 100, Rural Yellowhead

MLS® #E4438055

**\$225,000**

1 Bedroom, 0.50 Bathroom, 734 sqft

Rural on 17.05 Acres

None, Rural Yellowhead, AB

This private 17-acre property is surrounded by mature spruce, poplar, pine, birch, larch, apple and willow trees, plus wild raspberries, strawberries, and saskatoons is home to a stunning log house built in 2017. Unfinished - you can customize the space to your liking. The home features a cozy woodstove, a wraparound deck, beautiful log siding, and decorative log railings. Also included are a 40-foot C-can, two storage sheds, and additional building materials to complete interior. This exceptional property is located just off the pavement, less than an hour from Edmonton, under an hour from Edson, and only minutes from Chip Lake. Whether you're looking for a weekend getaway or a year-round retreat, this is the perfect place to unwind. Home is currently off-grid, services available at the road if desired. Want more land? We've got you covered. Adjacent 20+ acre parcel is also available! Please note: NO SERVICES! POWER/GAS AVAILABLE AT LOT LINE. Wells are possible. property is under video surveillance 24/7

Built in 2017

### Essential Information

MLS® # E4438055

Price \$225,000



Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	734
Acres	17.05
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53417 Range Rd 100
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 2M0

### Amenities

Features	Off Street Parking, Ceiling 10 ft., Front Porch, R.V. Storage
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### Interior

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Low Maintenance Landscape, Private Setting, Treed Lot
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	55

## Zoning

## Zone 70

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Listing information last updated on July 17th, 2025 at 3:33pm MDT