

\$375,000 - 53305 Range Rd 111, Rural Yellowhead

MLS® #E4452325

\$375,000

4 Bedroom, 2.00 Bathroom, 2,752 sqft

Rural on 14.26 Acres

None, Rural Yellowhead, AB

Fantastic opportunity!Â 14 acres, out of subdivision,with a spacious and welcoming family home and outbuildings. This ready to go hobby farm is minutes off the highway but secluded from the road and nestled in the forest. With spacious open garden and cleared area, the yard is bright and offers sunny orientation. It even has a meandering creek.Â A mere 35 minutes from Edson with all its amenities and easy access to Chip lake only a couple miles away with great summer kayaking and amazing winter fishing. This is an outdoors persons dream and a great place to raise a family or simply live your new lifestyle.Â Adjacent 78 acres of forested land is available for separate purchase.

Built in 1982

Essential Information

MLS® #	E4452325
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,752
Acres	14.26
Year Built	1982
Type	Rural



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	53305 Range Rd 111
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 5A6

Amenities

Features	Deck, Hot Water Natural Gas, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, R.V. Storage
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Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Level Land, Stream/Pond, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 10th, 2025
Days on Market	40
Zoning	Zone 70

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Listing information last updated on September 19th, 2025 at 2:02am MDT