

# \$675,000 - 53515 Range Road 165a, Rural Yellowhead County

---

MLS® #A2215290

**\$675,000**

6 Bedroom, 3.00 Bathroom, 1,487 sqft  
Residential on 2.87 Acres

NONE, Rural Yellowhead County, Alberta

The location of this well cared for stunning country home is 4 miles from Down Town Edson. Six bedrooms. Three Bathrooms. Sound Proof Theatre Room. Bonus Playroom. Attached heated garage is 27 x 30 ft. with concrete floors and an entrance to the basement. Pool Table. 2 sheds. green House. Garden spot. Private fire pit location. Large concrete wrap around pad. A must see. You will not be disappointed.

Built in 1988

## Essential Information

MLS® #	A2215290
Price	\$675,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,487
Acres	2.87
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address 53515 Range Road 165a



Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3K9

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Triangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Wood

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	96
Zoning	RD

### Listing Details

Listing Office	RE/MAX BOXSHAW FOUR REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.