

# \$440,000 - 53516 Range Road 154, Rural Yellowhead County

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MLS® #A2235611

**\$440,000**

4 Bedroom, 2.00 Bathroom, 993 sqft  
Residential on 9.81 Acres

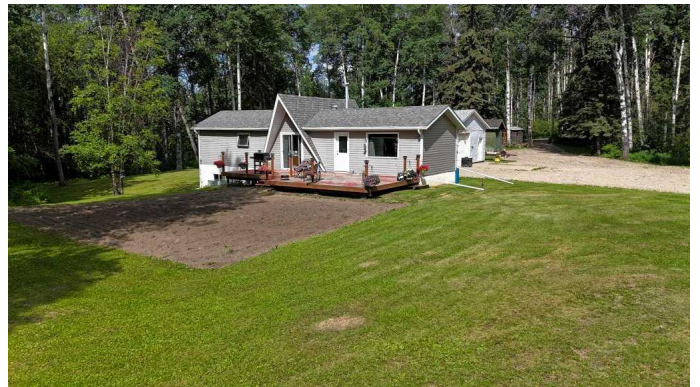
NONE, Rural Yellowhead County, Alberta

Spacious home just 10 mins from Edson on 9.81 acres, right off pavement . The main floor offers an open-concept layout, updated kitchen with island, primary bedroom, office, and 4-pc bath. The walkout basement includes 3 bedrooms, 3-pc bath, family room, laundry, and garden doors leading outside. Recent improvements include kitchen updates, flooring, and basement ceiling. Double detached garage with workshop features rifted-in in-floor heating, concrete pad, and lots of room for parking and toys. Backs Crown Land and close to the McLeod Riverâ€™”ideal for outdoor enthusiasts or commercial drivers!

Built in 1987

## Essential Information

MLS® #	A2235611
Price	\$440,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	9.81
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence



Status Active

### Community Information

Address 53516 Range Road 154  
Subdivision NONE  
City Rural Yellowhead County  
County Yellowhead County  
Province Alberta  
Postal Code T7E 3G9

### Amenities

Parking Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Workshop in Garage, 220 Volt Wiring, Additional Parking, Gravel Driveway  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Vinyl Windows  
Appliances Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard, Storage  
Lot Description Back Yard, Landscaped, Many Trees, Private  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Wood

### Additional Information

Date Listed June 27th, 2025  
Days on Market 7  
Zoning RD

### Listing Details

Listing Office Digger Real Estate Inc.

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