

# \$725,000 - 54025 Range Road 180, Rural Yellowhead County

---

MLS® #A2199563

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,539 sqft  
Residential on 18.24 Acres

NONE, Rural Yellowhead County, Alberta

This is a forever home! Sitting on 18.24 acres this 1539 sq ft home has everything a family could need. The main floor has an open living, dining and kitchen space with high ceilings and large windows to make the home perfect for gatherings with loved ones. Enjoy the wood burning fireplace in the living room when it's cool or cool off on the large deck when it's warm! Retreat to the spacious primary bedroom that boasts a large window, walk in closet and well appointed ensuite. There are 2 secondary bedrooms and an additional bathroom on the main floor. Storage is plentiful with a walk in closet at the side entrance as well as space that can be used as a pantry or the perfect drop zone for the family. The bright walk out basement has a massive rec room, a 4th bedroom, a 3rd bathroom, laundry room, utility and more storage! Outside is a paradise and is landscaped with beautiful flowers and trees. There is a 2 car garage, greenhouse and a storage shed. Grow your own veggies in the large, fenced garden. This is a spectacular property, close to town with pavement most of the way!

Built in 2004

## Essential Information

MLS® #	A2199563
Price	\$725,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,539
Acres	18.24
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	54025 Range Road 180
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3M3

### Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
-------------------	-------------------------------------------------

Lot Description	Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	151
Zoning	RD

### **Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

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.