

\$250,000 - 54224 Range Road 154, Rural Yellowhead County

MLS® #A2222280

\$250,000

1 Bedroom, 1.00 Bathroom, 717 sqft
Agri-Business on 21.40 Acres

NONE, Rural Yellowhead County, Alberta

This property will be sold via UN RESERVED Auction through Team Auctions from June 24th–26, 2025. Bidding will take place online at the Team Auctions website, where full auction terms and conditions are available. Please note that the listing price is NOT the final sale price and not a reserve price. The final sale price will be determined through the auction process. Just 10 minutes north of Highway 16, and only 20 minutes from Edson, this 21.4-acre property offers the perfect blend of open space and mature trees, creating a private, peaceful setting. Located at 54224 Range Road 154, this parcel includes an older home and several outbuildings tucked into a wooded clearing. Escape the city and enjoy rural Alberta living. There is a good water well, and a septic holding tank-gravity discharge. Gas stove, furnace and fridge, HWT. The house has always been rented out. Vacant since May 31, 2025.

The surrounding land features a mix of open, gently sloping pasture and treed shelterbelts, ideal for recreational use, or a hobby farm. With easy access off the pavement and close proximity to Edson and Peers, this location combines seclusion with convenience.

Auction Date: This property will be sold by UNRESERVED auction June 24th–26 through the TEAM Auctions website.



Essential Information

MLS® #	A2222280
Price	\$250,000
Bedrooms	1
Bathrooms	1.00
Half Baths	1
Square Footage	717
Acres	21.40
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	54224 Range Road 154
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3W1

Interior

Appliances	Refrigerator, Stove(s), Washer/Dryer
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Exterior

Roof	Metal
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Additional Information

Date Listed	May 20th, 2025
Days on Market	33
Zoning	RD Rural District

Listing Details

Listing Office	Real Estate Centre - Coaldale
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