

# \$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

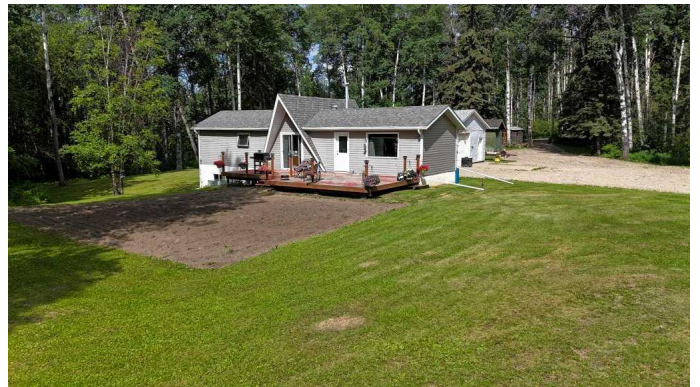
NONE, Rural Yellowhead County, Alberta

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	Acreage with Residence, Bungalow



Status	Active
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### 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, 220 Volt Wiring, Additional Parking, Gravel Driveway, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Vinyl Windows
Appliances	Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
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	29
Zoning	RD

### Listing Details

Listing Office	Digger Real Estate Inc.
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