

# \$765,000 - 54118 Range Road 164, Rural Yellowhead County

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MLS® #A2237637

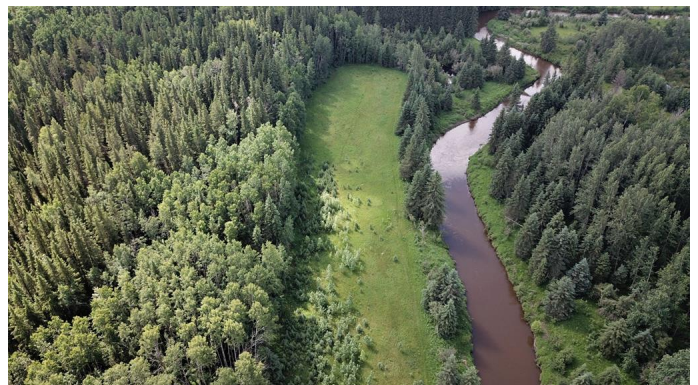
**\$765,000**

5 Bedroom, 3.00 Bathroom, 1,931 sqft  
Residential on 9.49 Acres

NONE, Rural Yellowhead County, Alberta

Looking for that "WOW" factor? This is an absolute stunning, one of a kind property! This home features nearly 2,000 sq ft above grade plus a fully finished, walkout basement for a total living space of 3123 sq ft. The main floor boasts a large welcoming entryway & leads to a spectacular, open & expansive living room! The fireplace has impressive stone work and features an Archgard gas insert. The kitchen is massive with a spacious eat in dining area. If you prefer more formal dining, there is also an actual room just for this purpose! The main level of this home also has an office space/bedroom and a bathroom. The upper level loft area is amazing for Family movie night! The lower level is a walkout basement with 4 really large bedrooms & 2 impressive bathrooms & laundry room. And don't forget the outdoors! Located on the Edson River, this beautifully landscaped 9.49 acres has a fantastic fire pit area complete with power & gazebo & numerous other out buildings required for acreage living. Did I mention the covered deck? Large enough to allow for lots of outdoor furniture. It even has a TV area! After playing outside all day, spend your evenings relaxing in the hot tub! And tuck the vehicles in at night in the attached 26 x 30 garage! To truly appreciate this property & it's beauty it must be seen!

Built in 1988



## Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2237637                                  |
| Price          | \$765,000                                 |
| Bedrooms       | 5                                         |
| Bathrooms      | 3.00                                      |
| Full Baths     | 2                                         |
| Half Baths     | 1                                         |
| Square Footage | 1,931                                     |
| Acres          | 9.49                                      |
| Year Built     | 1988                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 54118 Range Road 164    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3P1                 |

## Amenities

|                |                   |
|----------------|-------------------|
| Parking Spaces | 2                 |
| Parking        | RV Access/Parking |
| Is Waterfront  | Yes               |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features                                                  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas                                                                |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Fire Pit, Private Yard   |
| Lot Description   | Treed, Paved, Waterfront |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame               |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 66             |
| Zoning         | RD             |

**Listing Details**

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

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