

# \$465,000 - Ne-16-53-11-w5 Range Road 113, Rural Yellowhead County

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MLS® #A2240773

**\$465,000**

0 Bedroom, 0.00 Bathroom,  
Land on 151.02 Acres

NONE, Rural Yellowhead County, Alberta

This versatile parcel is fully fenced and cross-fenced, making it ideal for livestock operations. Equipped with power and a water well, the property also generates annual revenue of \$3,100.00 from an existing gas well. Currently used for pasturing cattle, approximately 80 acres have been cleared and are maintained as grass pasture. The land features two approaches—one on the east side and another on the north side—providing convenient access. A dugout offers an additional water source, and the gently rolling terrain presents an ideal building site for your dream home or future development.



## Essential Information

MLS® #	A2240773
Price	\$465,000
Bathrooms	0.00
Acres	151.02
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Ne-16-53-11-w5 Range Road 113
Subdivision	NONE
City	Rural Yellowhead County

County	Yellowhead County
Province	Alberta
Postal Code	T0E 2M0

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	58
Zoning	RD

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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