

# \$437,000 - 53114 Range Road 180, Rural Yellowhead County

MLS® #A2242432

**\$437,000**

3 Bedroom, 2.00 Bathroom, 1,864 sqft  
Residential on 70.58 Acres

NONE, Rural Yellowhead County, Alberta

Discover the potential of this spacious 70.58-acre property located just minutes from Edson. The property features a 3 bedroom, 2 bathroom mobile home, a 50' x 26' shop/garage, and a large 80' x 35' quonsetâ€”offering ample space for storage, equipment, or hobby use. Please note: the home and outbuildings are being sold in as-is condition and require significant work. An excellent opportunity for those looking to build equity or invest in a rural property with substantial land and structures already in place.

Built in 1977

## Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2242432                                        |
| Price          | \$437,000                                       |
| Bedrooms       | 3                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,864                                           |
| Acres          | 70.58                                           |
| Year Built     | 1977                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53114 Range Road 180    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 1G1                 |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | Other       |
| Heating           | Forced Air  |
| Cooling           | None        |
| Basement          | None        |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Other                                            |
| Lot Description   | Back Yard, Front Yard, Lawn, Many Trees, Private |
| Roof              | Asphalt Shingle                                  |
| Construction      | Metal Frame, Vinyl Siding                        |
| Foundation        | Other                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2025 |
| Days on Market | 48              |
| Zoning         | RD              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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