

# **\$884,000 - 403 Seabolt Estates 25518 Township Road 505b, Rural Yellowhead County**

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MLS® #A2266181

**\$884,000**

3 Bedroom, 2.00 Bathroom, 1,582 sqft  
Residential on 3.56 Acres

NONE, Rural Yellowhead County, Alberta

Discover incredible mountain views and unmatched privacy on the 3.56 acre hillside retreat in Seabolt Estates. This spacious 4 level split home blends modern updates with warm, rustic charm and offers versatile spaces for family living, entertaining, and working from home. The renovated kitchen features quartz countertops, stainless steel appliances, and an island with an eating bar. A wood burning stove adds cozy ambiance to the dining area, while the adjoining sunroom showcases sweeping mountain views. On this level you will also find access to the laundry room, and a 5 piece bathroom. Up a level is a bright living room with a second wood burning stove and access to the primary bedroom, with direct access to the yard, and secondary access to the bathroom. Upstairs has 2 more bedroom, 4 piece bathroom, and additional bonus spaces up there for another family room, office, or reading nook. There is a 12 X 28 attached garage, and additional space that deliver endless potential for hobbies, or a gym. Step outside to enjoy two decks, generous yard space, and peaceful access to a creek that runs along the back. Multiple sheds and abundant parking ensure room for all toys and tools. The furnace and shingles have also been upgraded. A rare opportunity to own an acreage with breathtaking views, flexible living spaces, and the tranquility of nature, all within a desirable community. Welcome home!



Built in 1983

## Essential Information

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2266181                              |
| Price          | \$884,000                             |
| Bedrooms       | 3                                     |
| Bathrooms      | 2.00                                  |
| Full Baths     | 2                                     |
| Square Footage | 1,582                                 |
| Acres          | 3.56                                  |
| Year Built     | 1983                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, 4 Level Split |
| Status         | Active                                |

## Community Information

|             |                                              |
|-------------|----------------------------------------------|
| Address     | 403 Seabolt Estates 25518 Township Road 505b |
| Subdivision | NONE                                         |
| City        | Rural Yellowhead County                      |
| County      | Yellowhead County                            |
| Province    | Alberta                                      |
| Postal Code | T7V1X3                                       |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Storage                              |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 2                                                                                      |
| Fireplaces        | Wood Burning                                                                           |
| Has Basement      | Yes                                                                                    |
| Basement          | Full                                                                                   |

**Exterior**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage      |
| Lot Description   | Garden, Private, Creek/River/Stream/Pond, Many Trees |
| Roof              | Asphalt Shingle                                      |
| Construction      | Cedar, Wood Frame                                    |
| Foundation        | Poured Concrete                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 4                  |
| Zoning         | CRD                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX 2000 REALTY |
|----------------|--------------------|

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