

\$1,050,000 - 53312 Range Road 105, Rural Yellowhead County

MLS® #A2139806

\$1,050,000

4 Bedroom, 2.00 Bathroom, 1,270 sqft
Residential on 318.02 Acres

NONE, Rural Yellowhead County, Alberta

Make your ranching dreams come true in Yellowhead County with this rare and ready-to-go 320-acre farm, located just 4 km south of Chip Lake and minutes from pavement. Comprised of two adjoining quarter sections, this fully cleared and highly functional property is perimeter and cross fenced, with a strong mix of pasture and hayland thatâ€™s been managed using rotational and bale grazing for the past seven years. Itâ€™s an ideal setup for a young farmer starting out or a seasoned producer looking to expand with ease. The south quarter features a well-maintained 3-bedroom, 2.5-bathroom bungalow with a full basement and recent upgrades throughout. The attached oversized double garage has been converted into a farm product processing space, but could easily be restored to its original use. The developed farmyard offers serious infrastructure, including a 40â€™x80â€™ steel-clad shop/barn with 220v power, nine steel corrals, four automatic stock waterers, multiple open-faced animal shelters (24â€™x40â€™ and 24â€™x50â€™), and a dugout. Reliable water access is ensured with 2 drilled water wells spread across the property. The north quarter is fenced specifically for bison and includes its own power service, a drilled well, pump house, two Ritchie automatic waterers, and a hydrantâ€”making it fully independent and ready for livestock. This quarter can



support a separate herd or expansion into niche markets like bison or specialty breeds. With no chemical use on the property for over three years, this land is also eligible for organic certification, offering additional market potential.

Access is easy via a quiet dead-end road just two minutes off the main route, providing the perfect mix of seclusion and convenience. The nearby communities of Wildwood and Evansburg offer essential services such as schools, banks, grocery and hardware stores, UFA, and community centersâ€”making this a great place to live, work, and raise a family. Whether you're just starting out or ready to grow your operation, this thoughtfully developed ranch property is a rare find in Albertaâ€™s cattle country.

Built in 1974

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2139806 |
| Price | \$1,050,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,270 |
| Acres | 318.02 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 53312 Range Road 105 |
| Subdivision | NONE |
| City | Rural Yellowhead County |
| County | Yellowhead County |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T0E 2M0 |

Amenities

| | |
|---------|------------|
| Parking | Off Street |
|---------|------------|

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden |
| Lot Description | Cleared, Farm, Garden, Landscaped, Lawn, Pasture |
| Roof | Metal |
| Construction | Composite Siding, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 7th, 2024 |
| Days on Market | 404 |
| Zoning | RD |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Digger Real Estate Inc. |
|----------------|-------------------------|

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