

\$575,000 - 53416 Range Road 175a, Rural Yellowhead County

MLS® #A2225647

\$575,000

4 Bedroom, 3.00 Bathroom, 1,757 sqft
Residential on 9.88 Acres

NONE, Rural Yellowhead County, Alberta

Bright and spacious 4-bedroom family home on 9 acres close to town on Grande Prairie Trail. A large entry welcomes guests to the main floor great room with vaulted ceilings, hardwood maple floors, and a gas fireplace. The bright kitchen has a huge multi-level island and maple cabinets. The great room is wrapped with a 700 square foot deck with mountain views. A spacious master bedroom has 4 closets, a dressing room, 4-piece ensuite, and a private cedar sauna. Just down the hall is another full bathroom and bedroom. The basement to this bi-level is super bright with 9' ceilings, large windows, and in-floor heat. The huge 30' family room with vinyl plank flooring and a second gas fireplace can be enjoyed by the whole family, or split into more bedrooms if needed. Down the hall are 2 more bedrooms, a full bathroom, and a full laundry room with sink. The yard features tons of storage space with an attached double garage, car shed, and under-deck storage for gardening equipment. With almost 10 acres of private trees and gardens, this property is perfect for a family looking for an acreage close to town.

Built in 1995

Essential Information

MLS® # A2225647



Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,757
Acres	9.88
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	53416 Range Road 175a
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3L7

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Sauna
Appliances	Dishwasher, Dryer, Freezer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Lawn, Many Trees, Private

Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	24
Zoning	RD

Listing Details

Listing Office	ALPINE REALTY 3%
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.