

# \$749,900 - 53320 Range Road 182, Rural Yellowhead County

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MLS® #A2229724

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,215 sqft  
Residential on 35.09 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to your country dream! This spacious 5-bedroom, 3-bathroom home sits on 35.09 fully fenced and cross-fenced acres, ideal for horses, livestock, or country living. The property includes a powered barn, round pen, automatic waterers, and ample pasture—ready for your animals from day one.

Inside, you™ll find a large kitchen and dining area, perfect for hosting family gatherings or entertaining guests. The open-concept design flows seamlessly into the living space, and a walk-out deck extends your entertaining area into the outdoors—ideal for BBQs, stargazing, or relaxing in the fresh country air.

Enjoy peaceful rural living with all the modern comforts, just minutes from town conveniences. Whether you're starting a hobby farm, expanding your equestrian lifestyle, or simply looking for space and serenity, this property checks all the boxes!

revenue from peyto is \$260.40/yr

Built in 1997

## Essential Information

MLS® #                      A2229724



|                |                                  |
|----------------|----------------------------------|
| Price          | \$749,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,215                            |
| Acres          | 35.09                            |
| Year Built     | 1997                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53320 Range Road 182    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3T9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer                   |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 2                                                            |
| Fireplaces        | Basement, Family Room, Wood Burning                          |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full, Walk-Out                                     |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard, Rain Gutters, Fire Pit |
|-------------------|--------------------------------------|

|                 |                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Private, Low Maintenance Landscape, Rolling Slope |
| Roof            | Asphalt Shingle                                                                            |
| Construction    | Stucco                                                                                     |
| Foundation      | Poured Concrete                                                                            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 152             |
| Zoning         | RD              |

### **Listing Details**

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

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