

# \$535,000 - 53409 Range Road 150, Rural Yellowhead County

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MLS® #A2259481

**\$535,000**

4 Bedroom, 2.00 Bathroom, 1,379 sqft  
Residential on 9.88 Acres

NONE, Rural Yellowhead County, Alberta

This 1,388 sq ft bungalow, built in 2007, is set on 9.88 private acres east of Edson at the end of a quiet dead-end road. The main floor offers a bright, open layout featuring a cozy 3-sided fireplace, 3 bedrooms, and 2 full bathrooms, including a spacious primary suite with walk-in closet and 4 pc ensuite. The kitchen is well-designed with an island featuring a double sink and eat-up bar, a spacious corner pantry, and updated appliances. The partially finished basement is framed and drywalled with 2 additional bedrooms, a large family room, storage, and a roughed-in bathroom, giving you plenty of room to expand. Outside, you'll find a 72' x 48' open-beam shop built in 2012, complete with a 14 ft overhead door, metal siding, and a tin roof—ideal for equipment, vehicles, or future projects. If you're looking for privacy, space, and country charm just minutes from town, this acreage is ready to welcome you home!

Built in 2007

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2259481  |
| Price     | \$535,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 2                                |
| Square Footage | 1,379                            |
| Acres          | 9.88                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53409 Range Road 150    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3G2                 |

### Amenities

|              |                                              |
|--------------|----------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected |
| Parking      | Triple Garage Detached                       |
| # of Garages | 4                                            |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Gas Stove |
| Heating           | Forced Air, Natural Gas                                                |
| Cooling           | Central Air                                                            |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 1                                                                      |
| Fireplaces        | Gas, Living Room, Decorative, Double Sided                             |
| Has Basement      | Yes                                                                    |
| Basement          | Full                                                                   |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                              |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                             |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 49                   |
| Zoning         | RD - Rural District  |

**Listing Details**

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

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