

## \$265,000 - 53430 Rge Rd 113, Rural Yellowhead

MLS® #E4412520

**\$265,000**

1 Bedroom, 1.50 Bathroom, 640 sqft

Rural on 2.74 Acres

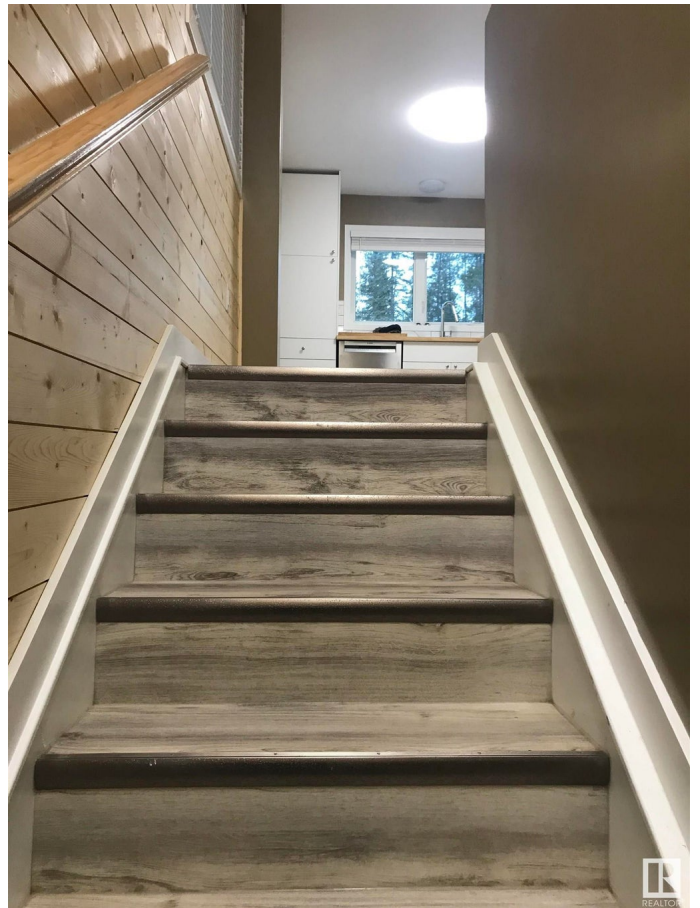
None, Rural Yellowhead, AB

This affordable charming 1971 completely redone home is sitting on 2.74 acres, has 1 bedroom, 2 bathrooms, and a basement. Upon entering the home, make your way upstairs to the bright open kitchen, dining and livingroom area. The main level also has a 4 pc bathroom. Just off the kitchen, you have patio garden doors that have you at a new 16x14 deck for entertaining or just relaxing and to enjoy the nature. Downstairs you will find the 1 bedroom with 2 pc bathroom, small family room, laundry and utility area. The yard space is private with beautiful mature trees, yard space for kids/pets to enjoy, 1 shed and lots of room for a garage/shop, and just off highway 16. a regular Perect for a family home/acreage to enjoy!!

Built in 1971

### Essential Information

MLS® #	E4412520
Price	\$265,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	640
Acres	2.74



Year Built	1971
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53430 Rge Rd 113
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 2M0

### Amenities

Features	Deck
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Level Land, Not Fenced
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	November 1st, 2024
Days on Market	219
Zoning	Zone 70

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Listing information last updated on June 8th, 2025 at 3:17am MDT