

\$759,900 - 53508 Range Road 92, Rural Yellowhead

MLS® #E4441448

\$759,900

5 Bedroom, 2.50 Bathroom, 1,432 sqft

Rural on 109.22 Acres

None, Rural Yellowhead, AB

Charming bungalow with detached oversized triple garage (50Wx33L, heated, 220V, sewer roughed in) & shop (35Wx55L, 110V) on 100 acres, less than half a km north of Wildwood. This 1434 sqft (plus full basement) home features upgrades throughout including new furnace & hot water tank, updated flooring, appliances, sinks & bathrooms. On the main: living room w/ large east-facing windows, bright dining room, wrap-around kitchen w/ built-in dishwasher & plenty of countertop, large pantry, main floor laundry, 2-piece powder room and 3 bedrooms including the owner's suite w/ 4-pc ensuite. In the basement: 2 additional bedrooms, 4-pc bathroom w/ washer/dryer and cheater door, family room w/ insert for future gas fireplace, den and cold room. Outside: covered front porch, private tree-sheltered yards, horse shelter w/ fenced areas for livestock. Massive acreage bordered by Lobstick River to the south, very close to Chip Lake to the west, short walk to the amenities of Wildwood & easy access to Yellowhead HWY 16.

Built in 1973

Essential Information

MLS® # E4441448

Price \$759,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,432 |
| Acres | 109.22 |
| Year Built | 1973 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 53508 Range Road 92 |
| Area | Rural Yellowhead |
| Subdivision | None |
| City | Rural Yellowhead |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 2M0 |

Amenities

| | |
|----------------|--|
| Features | Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, No Smoking Home, R.V. Storage, Workshop |
| Parking Spaces | 6 |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Cross Fenced, Environmental Reserve, Fenced, Park/Reserve, Playground Nearby, Private Fishing, River View, Schools, Shopping Nearby, Stream/Pond, Treed Lot, Vegetable Garden, Waterfront Property, Partially Fenced |

| | |
|--------------|--------------------|
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 10th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 90 |

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Listing information last updated on June 24th, 2025 at 10:32pm MDT