

## \$440,000 - 53516 Range Road 154, Rural Yellowhead

MLS® #E4445047

**\$440,000**

4 Bedroom, 2.00 Bathroom, 993 sqft

Rural on 9.81 Acres

None, Rural Yellowhead, AB

Spacious home just 10 mins from Edson on 9.81 acres, right off pavement . The main floor offers an open-concept layout, updated kitchen with island, primary bedroom, office, and 4-pc bath. The walkout basement includes 3 bedrooms, 3-pc bath, family room, laundry, and garden doors leading outside. Recent improvements include kitchen updates, flooring, and basement ceiling. Double detached garage with workshop features rifted-in in-floor heating, concrete pad, and lots of room for parking and toys. Backs Crown Land and close to the McLeod River—ideal for outdoor enthusiasts or commercial drivers!

Built in 1987

### Essential Information

MLS® #	E4445047
Price	\$440,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	9.81
Year Built	1987
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow



Status Active

## Community Information

Address 53516 Range Road 154  
Area Rural Yellowhead  
Subdivision None  
City Rural Yellowhead  
County ALBERTA  
Province AB  
Postal Code T7E 3G9

## Amenities

Features Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, Walkout Basement, Workshop

## Interior

Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

## Exterior

Exterior Wood  
Exterior Features Landscaped, Schools, Shopping Nearby  
Construction Wood  
Foundation Preserved Wood

## Additional Information

Date Listed June 27th, 2025  
Days on Market 11  
Zoning Zone 90

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Listing information last updated on July 8th, 2025 at 3:17pm MDT