

## \$549,900 - 53515 Rge Rd 110, Rural Yellowhead

MLS® #E4431132

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,521 sqft

Rural on 60.00 Acres

None, Rural Yellowhead, AB

This amazing 60 acre parcel has been groomed & maintained since 2004. There are trails you can drive your vehicle or quad through & surround yourself with majestic trees & nature. There are shelters, a barn & other structures & sheds. The owner has raised cattle & equipped the property into separate pastures, all with their own Watering troughs & power poles for night vision. The modular home was built in 2002 & offers 2 decks, 2 wells (one in a well house) 2 septic & shingles replaced in 2023. The open concept offers a generous Oak kitch with a central island, a spacious LR with corner wood Stove & 2 patio doors to the S Deck. There are 2 secondary bdrms & a large Primary Bdrm with a W/I closet & 3pc ensuite. On the Far East of the property is a small cabin with a deck & fishing pond . This property would be perfect for cattle farmer or anyone who wants to raise animals. Chip lake is across the hwy where you can boat or go fishing. Close is Wildwood, a Hamlet on RR 92 & further E on RR 74 is Entwistle



Built in 2002

### Essential Information

MLS® # E4431132

Price \$549,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,521                  |
| Acres          | 60.00                  |
| Year Built     | 2002                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 53515 Rge Rd 110 |
| Area        | Rural Yellowhead |
| Subdivision | None             |
| City        | Rural Yellowhead |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T0E 0S0          |

### **Amenities**

|          |                             |
|----------|-----------------------------|
| Features | Deck, Fire Pit, See Remarks |
|----------|-----------------------------|

### **Interior**

|                   |                       |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom      |
| Heating           | Forced Air-1, Propane |
| Fireplace         | Yes                   |
| Stories           | 1                     |
| Has Basement      | Yes                   |
| Basement          | None, No Basement     |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Modular  |
| Exterior Features | Creek, Cross Fenced, Fenced, Fruit Trees/Shrubs, See Remarks |
| Construction      | Modular  |
| Foundation        | Piling   |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 16th, 2025 |
|-------------|------------------|

Days on Market 80

Zoning Zone 70

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