

# **\$999,999 - 53302 Range Road 164, Rural Yellowhead**

MLS® #E4434068

**\$999,999**

3 Bedroom, 2.00 Bathroom, 1,865 sqft

Rural on 50.70 Acres

None, Rural Yellowhead, AB

RARE FIND! PRIVATE, SECLUDED, Â½ Mile of RIVER FRONT Min East of Edson! Escape From the City to Your Own Private Haven Among the Trees & Wildlife Along the Beautiful McLeod River, 50.70 Acres. Newer One Level Home Features: 3 Beds, 2 Baths, Lg Entry, Lg Country Kitchen, Dining Area, Living Rm W/Wood Stove, 14 in Wall Construction, Lg Master W/3 Pc Ensuite W/Rock Bottom Shower & Covered Deck Acc, Laundry Rm W/Sink. Beautifully Landscaped Yard W/Huge Covered Deck, Amazing Views, Sm Creek Empties into River, Perennials, Fruit Trees, 2 Huge Fenced Gardens, 32X48 Heated Garage/Shop, W/220 & Floor Drain, 40X40 Storage W/2 Att Sea Cans, Root Cellar, Circular Driveway, Huge Firepit & Camping Area Along River W/24x32 Guest Cabin. Perfect For a Private Getaway or Start a Business W/Luxury Domes/Cabins Nestled in the Woods Along the River. Swimming, Kayaking, Skiing, Sledding & Quadding. Spectacular Scenery, Seclusion, Abundance of Wildlife, & Endless Recreational & Business Opportunities W/Direct McLeod River Access!

Built in 2018

## **Essential Information**

MLS® #

E4434068



Price	\$999,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,865
Acres	50.70
Year Built	2018
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53302 Range Road 164
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 3K3

### Amenities

Features	Crawl Space, Deck, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage, See Remarks
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Wood Stove, Propane, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Creek, Fruit Trees/Shrubs, Landscaped, Picnic Area, Private Fishing, Private Setting, Recreation Use, River Valley View, River View, Stream/Pond, Treed Lot, Vegetable Garden, Waterfront Property, Partially Fenced

Construction	Wood
Foundation	Concrete Perimeter, Insulated Concrete Form

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	63
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 4:48pm MDT