

## \$549,900 - 53507 Hwy 751, Rural Yellowhead

MLS® #E4389611

### \$549,900

4 Bedroom, 2.00 Bathroom, 2,243 sqft

Rural on 159.00 Acres

None, Rural Yellowhead, AB

QUARTER SECTION LOCATED on the corner of HWY 16 & HWY 751 in YELLOWHEAD COUNTY. Just over 2200 sq ft home built in 2015. This custom country home features in floor heat through out. On the main level the living room is spacious, open & bright with vaulted ceilings. Good size eat-in kitchen, large master bedroom also with vaulted ceiling, roomy 4 piece bathroom with laundry & main floor mechanical which is home to the newer boiler, hot water tank & pressure tank. Water is provided by a drilled well. Septic is a tank and field system. Upstairs includes another roomy 4 piece bathroom, 3 bedrooms and a small flex space. The 159 acres is beautiful with Cold Creek winding through a forest of trees, some towering old growth, Spruce, Pine & Birch. There is some pasture (approximately 40 acres). Large private yard site with long gravel driveway. Located approximately 45 Kms east of Edson, 145 Kms west of Edmonton or 55 Kms west of Evansburg.

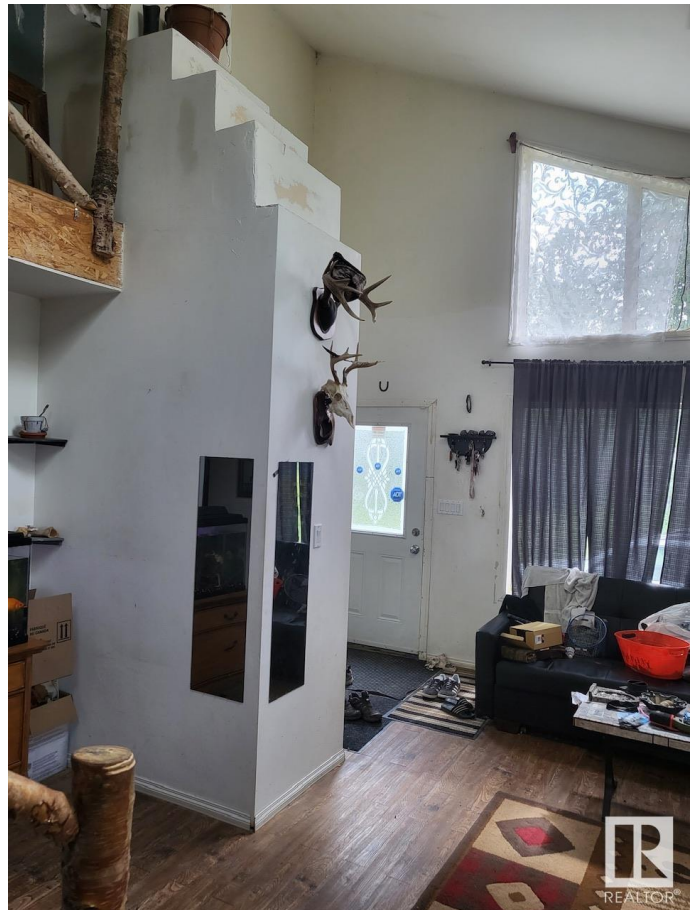
Built in 2015

### Essential Information

MLS® # E4389611

Price \$549,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	2,243
Acres	159.00
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	53507 Hwy 751
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 0T0

### **Amenities**

Features	Off Street Parking, Skylight, Vaulted Ceiling, See Remarks
----------	--

### **Interior**

Heating	In Floor Heat System, See Remarks, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Private Setting, Ravine View, See Remarks, Partially Fenced
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed	May 28th, 2024
Days on Market	316
Zoning	Zone 70

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 April 9th, 2025 at 12:17pm MDT