

\$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	37
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 June 8th, 2025 at 3:17pm MDT