

## \$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              31  
Zoning                          Zone 90

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