\$1,130,000 - 54125 Range Road 165, Rural Yellowhead County

MLS® #A2223497

\$1,130,000

4 Bedroom, 4.00 Bathroom, 2,217 sqft Residential on 136.77 Acres

NONE, Rural Yellowhead County, Alberta

Equestrian & Recreational Lifestyle Focus: This amazing 136.77-acre acreage, located just 6 miles northeast of Edson on pavement, is a rare find for equestrian families or outdoor enthusiasts. The upgraded 4-bedroom, 4-bath home features hardwood flooring, newer appliances, a high-efficiency furnace, and a new hot water tank. The showpiece of the property is the professionally designed outdoor arena that doubles as a winter hockey rinkâ€"Zamboni included! Perfect for year-round fun. The land is split into two titles (11.69 & 125.08 acres) and includes outbuildings ready for livestock or recreation: a massive 85'x46' two-story barn/shop, a heated 24'x26' garage, a 3-stall carport, and a 12'x24' storage shed. Two automatic stock waterers and a circular gravel driveway enhance usability. A second serviced homesite is ready for future expansion, making this an ideal multi-family or investment setup. Take in gorgeous views and spot local wildlife from your east-facing deck. Bonus: \$3,500/year in oil revenue offsets your costs. Everything is in placeâ€"just bring your horses or hockey gear! Property features three drilled water wells and a dugout, providing ample and reliable water sources for agricultural or residential use







Built in 1986

Essential Information

MLS® # A2223497 Price \$1,130,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Half Baths 1
Square Footage 2,217

Acres

Year Built 1986

Type Residential Sub-Type Detached

Style 4 Level Split, Acreage with Residence

Status Active

Community Information

Address 54125 Range Road 165

136.77

Subdivision NONE

City Rural Yellowhead County

County Yellowhead County

Province Alberta
Postal Code T7E 3N1

Amenities

Parking Spaces 2

Parking Attached Carport, Double Garage Attached, Gravel Driveway

of Garages 2

Interior

Interior Features Central Vacuum

Appliances Built-In Oven, Built-In Range, Dishwasher, Dryer, Garage Control(s),

Range Hood, Refrigerator, Washer, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Basement, Free Standing, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, RV Hookup

Lot Description Back Yard, Farm, Landscaped, Lawn, Pasture

Roof Asphalt Shingle

Construction None

Foundation Poured Concrete

Additional Information

Date Listed May 21st, 2025

Days on Market 166

Zoning Rural District

Listing Details

Listing Office Digger Real Estate Inc.

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