

# **\$765,000 - 54118 Range Road 164, Rural Yellowhead County**

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MLS® #A2237637

**\$765,000**

5 Bedroom, 3.00 Bathroom, 1,931 sqft  
Residential on 9.49 Acres

NONE, Rural Yellowhead County, Alberta

Looking for that "WOW" factor? This is an absolute stunning, one of a kind property! This home features nearly 2,000 sq ft above grade plus a fully finished, walkout basement for a total living space of 3123 sq ft. The main floor boasts a large welcoming entryway & leads to a spectacular, open & expansive living room! The fireplace has impressive stone work and features an Archgard gas insert. The kitchen is massive with a spacious eat in dining area. If you prefer more formal dining, there is also an actual room just for this purpose! The main level of this home also has an office space/bedroom and a bathroom. The upper level loft area is amazing for Family movie night! The lower level is a walkout basement with 4 really large bedrooms & 2 impressive bathrooms & laundry room. And don't forget the outdoors! Located on the Edson River, this beautifully landscaped 9.49 acres has a fantastic fire pit area complete with power & gazebo & numerous other out buildings required for acreage living. Did I mention the covered deck? Large enough to allow for lots of outdoor furniture. It even has a TV area! After playing outside all day, spend your evenings relaxing in the hot tub! And tuck the vehicles in at night in the attached 26 x 30 garage! To truly appreciate this property & it's beauty it must be seen!

Built in 1988



## Essential Information

MLS® #	A2237637
Price	\$765,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,931
Acres	9.49
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

## Community Information

Address	54118 Range Road 164
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3P1

## Amenities

Parking Spaces	2
Parking	RV Access/Parking
Is Waterfront	Yes

## Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Treed, Paved, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	65
Zoning	RD

### **Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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