

\$340,000 - 53416 Range Road 175, Rural Yellowhead County

MLS® #A2248493

\$340,000

4 Bedroom, 1.00 Bathroom, 1,200 sqft
Residential on 4.99 Acres

NONE, Rural Yellowhead County, Alberta

Just minutes from Edson, this incredible 4.99-acre acreage offers the perfect blend of convenience and country living. Fully set up for horses, the property is fenced and cross-fenced with a 120x80 outdoor riding arena. The 1985 mobile home with addition provides 4 bedrooms, updated flooring, a newer furnace, newer shingles, and a well pump. Enjoy stunning views of the Rocky Mountains right from your doorstep. With plenty of room to build a garage or shop (subject to Yellowhead County approval), this property is an excellent acreage or an ideal location to build your future dream home. Only 1 km from town limits, this affordable acreage won't last long, don't miss your chance to own it!

Built in 1985

Essential Information

MLS® #	A2248493
Price	\$340,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,200
Acres	4.99
Year Built	1985
Type	Residential



Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

Community Information

Address	53416 Range Road 175
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3L7

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Few Trees, Front Yard, Landscaped, Cleared, Level
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Wood

Additional Information

Date Listed	August 15th, 2025
Days on Market	49
Zoning	CR

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.