

# \$379,900 - 54501 Range Rd 130 Avenue, Niton Junction

MLS® #A2255582

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,210 sqft

Residential on 19.69 Acres

NONE, Niton Junction, Alberta

Welcome to this well-maintained 2001 acreage, situated on pavement and offering a total of 19.69 acres. This bright and inviting home features an open-concept design with kitchen, dining room, and living areas filled with natural light. The setting is quiet, private and fully fenced, complete with cross fencing, a hydrant, and an automatic watering bowl-ideal for a variety of uses. The spacious primary bedroom includes a walk-in closet and a 4 piece ensuite. Two additional generously sized bedrooms, one with its own walk-in closet, and second full bathroom provide ample living space for the whole family. Recent updates include new south-facing shingles (2024) new trim, carpet and vinyl plank flooring installed in 2021 throughout the main living areas. Furnace cleaned fall of 2023. The property offers plenty of room to build a double garage, shop/barn. This acreage combines comfort, privacy, and functionality- ALL AT A PRICE TO SELL.

Built in 2001

## Essential Information

MLS® #	A2255582
Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,210



Acres	19.69
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	54501 Range Rd 130 Avenue
Subdivision	NONE
City	Niton Junction
County	Yellowhead County
Province	Alberta
Postal Code	T7E 5B4

### **Amenities**

Parking	Front Drive, Gravel Driveway, Off Street, Parking Pad, Owned
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### **Interior**

Interior Features	See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

### **Additional Information**

Date Listed	September 14th, 2025
Days on Market	1
Zoning	RURAL DISTRICT

### **Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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