

# \$565,000 - 53516 Range Road 162, Rural Yellowhead County

---

MLS® #A2257968

**\$565,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 148.51 Acres

NONE, Rural Yellowhead County, Alberta

A rare opportunity to own 148 acres of privacy and recreation with direct access to Wolf Creek for swimming, tubing, fishing, and more! Bordering Crown land and just 15 minutes NE of town, this property is the perfect mix of peaceful retreat and practical country living. The 2006 20'x76' manufactured home offers 3 bedrooms, 2 full baths, open-concept living, and a spacious primary suite with walk-in closet plus 5-piece ensuite featuring a relaxing corner tub and separate shower. The 34'x48' heated triple-bay shop (2009) is every owner's dream! Complete with in-floor heat, 220 power, 10' bay doors, concrete floors, and room for all your vehicles, toys, and projects. Extras include a Guest cabin/She-shed, play set, fire pit, and a charming park-like setting. Partially fenced and cross fenced, the land is ideal to set up for animals, hobby farming, or simply enjoying the outdoors. Whether you'd like to build your dream home, hunt, or relax by the creek, this property offers endless possibilities.

Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2257968  |
| Price     | \$565,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                                      |
|----------------|--------------------------------------|
| Full Baths     | 2                                    |
| Square Footage | 1,520                                |
| Acres          | 148.51                               |
| Year Built     | 2006                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53516 Range Road 162    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3H5                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Detached |
| # of Garages | 3                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                          |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven |
| Heating           | Forced Air, Propane                                                        |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Playground           |
| Lot Description   | Brush, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Piling(s)                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 10                   |

Zoning

RD

## **Listing Details**

Listing Office

CENTURY 21 TWIN REALTY

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.