

# \$258,000 - 54001 Range Road 91, Rural Yellowhead County

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MLS® #A2260471

**\$258,000**

2 Bedroom, 0.00 Bathroom, 1,647 sqft  
Agri-Business on 9.47 Acres

NONE, Rural Yellowhead County, Alberta

This property will be sold via UNRESERVED Auction through Team Auctions from November 18-20, 2025. Bidding will take place online at the Team Auctions website, where full auction terms and conditions are available. Please note: the listed price is not the selling price, and the final sale price will be determined through the auction process. Set on 9.47 acres surrounded by nature, this acreage offers peace and privacy with an A-frame style home and a versatile steel shop. The home includes a spacious kitchen and dining area with appliances, plus a bathroom with new fixtures included for upgrades. Utility features include hot water on demand, pressure tank, and in-floor heating (unfinished). Outdoors youâ€™ll find two ponds, natural drainage, and space for a large garden. The 20â€™ x 40â€™ steel shop features concrete floors, wood heat, and a tall overhead door.

There will be two properties offered at this auction. See MLS® #A2260474 for details on the additional 6.51-acre parcel with mobile home and woodworking shop, or for an opportunity to purchase both together (Â±16 acres in total).

Built in 1970

## Essential Information



MLS® #	A2260471
Price	\$258,000
Bedrooms	2
Bathrooms	0.00
Square Footage	1,647
Acres	9.47
Year Built	1970
Type	Agri-Business
Sub-Type	Agriculture
Style	A-Frame
Status	Active

### Community Information

Address	54001 Range Road 91
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T0E 1V3

### Interior

Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
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### Exterior

Roof	Asphalt Shingle
Foundation	Wood

### Additional Information

Date Listed	September 29th, 2025
Days on Market	7
Zoning	RD (Rural District)

### Listing Details

Listing Office	Real Estate Centre - Coaldale
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