

\$595,000 - 53312 Range Road 105, Rural Yellowhead

MLS® #E4391809

\$595,000

4 Bedroom, 2.00 Bathroom, 1,270 sqft

Rural on 159.01 Acres

None, Rural Yellowhead, AB

Make your ranching dreams come true in Yellowhead County! This unique property is situated on a dead end road just 2 minutes from pavement, and 4km south of Chip Lake near Wildwood. The south quarter features a 3-bedroom, 2.5 bathroom bungalow with recent upgrades and full basement. The oversized 2 car attached garage has been converted to a farm product processing area, but could easily be converted back to a garage. The developed farm yard includes a 40'x80' steel clad shop/barn with 220v power. Spread out on the grounds are 9 steel corrals with 4 automatic stock waterers and several open-faced animal shelters in size 24'x40' and 24'x50'.

Built in 1974

Essential Information

MLS® #	E4391809
Price	\$595,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	159.01
Year Built	1974
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	53312 Range Road 105
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 2M0

Amenities

Features	Greenhouse, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, Workshop
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Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 7th, 2024
Days on Market	333
Zoning	Zone 90

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