

\$764,900 - 53508 Range Road 92, Rural Yellowhead

MLS® #E4419237

\$764,900

5 Bedroom, 2.50 Bathroom, 1,432 sqft
Rural on 100.00 Acres

None, Rural Yellowhead, AB

Charming bungalow with detached oversized triple garage (50Wx33L, heated, 220V, sewer roughed in) & shop (35Wx55L, 110V) on 100 acres, less than half a km north of Wildwood. This 1434 sqft (plus full basement) home features upgrades throughout including new furnace & hot water tank, updated flooring, appliances, sinks & bathrooms. On the main: living room w/ large east-facing windows, bright dining room, wrap-around kitchen w/ built-in dishwasher & plenty of countertop, large pantry, main floor laundry, 2-piece powder room and 3 bedrooms including the owner's suite w/ 4-pc ensuite. In the basement: 2 additional bedrooms, 4-pc bathroom w/ washer/dryer and cheater door, family room w/ insert for future gas fireplace, den and cold room. Outside: covered front porch, private tree-sheltered yards, horse shelter w/ fenced areas for livestock. Massive acreage bordered by Lobstick River to the south, very close to Chip Lake to the west, short walk to the amenities of Wildwood & easy access to Yellowhead HWY 16.

Built in 1973

Essential Information

MLS® #	E4419237
Price	\$764,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	100.00
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	53508 Range Road 92
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 2M0

Amenities

Features	Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, No Smoking Home, R.V. Storage, Workshop
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Environmental Reserve, Fenced, Park/Reserve, Playground Nearby, Private Fishing, River View, Schools, Shopping Nearby, Stream/Pond, Treed Lot, Vegetable Garden, Waterfront Property, Partially Fenced
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed January 25th, 2025

Days on Market 106

Zoning Zone 90

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