

\$850,000 - 53527 Range Road 181a, Rural Yellowhead County

MLS® #A2203839

\$850,000

3 Bedroom, 2.00 Bathroom, 1,529 sqft
Residential on 35.43 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to 53527 Range Road 181A—an exceptionally well-maintained 1998 modular home nestled on 35.43 acres of peaceful, private countryside in Yellowhead County. This beautiful acreage offers a perfect blend of comfort, and functionality. The home features vaulted ceilings, creating a bright and airy atmosphere, with a sunken living room centered around a cozy gas fireplace. The kitchen is a chef's dream with ceramic tile countertops, a center island with eat-up bar, and four newer appliances including a refrigerator with water/ice, stove, built-in dishwasher, and microwave/hood fan. The spacious primary bedroom includes a walk-in closet, and a 4-piece ensuite complete with deep soaker tub and updated tile surround. Both bathrooms have been fully renovated with modern tile countertops and fixtures. Recent upgrades include a new roof, eavestroughs, and attractive faux stone veneer on the front exterior. Outdoors, the property is equally impressive with landscaped lawns, rock garden, a raspberry patch, mature trees, walking trails, and a circular gravel driveway with a secure steel gate. The highlight is a massive 54' x 80' shop (built in 2015), featuring radiant heat, two overhead doors (including a 16' high door), a walk-in cooler (chiller required), 3-piece bathroom, mezzanine office with sink, and an expansive 82.78 m² deck. Additional outbuildings



include a walk-in cooler shed with CoolBot system, an insulated and heated workshop, a Sea Can, and a tarp shelter for extra storage or workspace.

Located just 800m from pavement, this versatile property is ideal for those seeking rural serenity without sacrificing convenience.

A true gem for hobbyists, entrepreneurs, or anyone craving space, privacy, and potential.

Additional Feature Sheet is available from your REALTOR.

Built in 1998

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2203839 |
| Price | \$850,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,529 |
| Acres | 35.43 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 53527 Range Road 181a |
| Subdivision | NONE |
| City | Rural Yellowhead County |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 3T7 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking | RV Access/Parking, Triple Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Yard, Front Yard, Garden, Landscaped, Treed, Brush |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Veneer |
| Foundation | Piling(s), See Remarks |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 54 |
| Zoning | RD |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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