

# \$335,000 - 53417 Range Rd 100, Wildwood

MLS® #A2208566

**\$335,000**

1 Bedroom, 1.00 Bathroom, 734 sqft

Residential on 17.05 Acres

NONE, Wildwood, Alberta

This private 38 + acre property is surrounded by mature spruce, poplar, pine, birch, larch, apple and willow trees, plus wild raspberries, strawberries, and saskatoons is home to a stunning log house built in 2017. Unfinished With an open-concept floor plan, you can customize the space to your liking. The home features a cozy woodstove, a wraparound deck, beautiful log siding, and decorative log railings. Also included are a 40-foot C-can, two storage sheds, and additional building materials to complete interior. This exceptional property is conveniently located just off the pavement, less than an hour from Edmonton, under an hour from Edson, and only minutes from Chip Lake. Whether you're looking for a weekend getaway or a year-round retreat, this is the perfect place to unwind. Home is currently off-grid, services available at the road if desired. Want more land? We've got you covered. On 2 titles, 17 acres with cabin can be purchased separately. Please note: Property viewings are by appointment only and property is under video surveillance.

Built in 2017

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2208566  |
| Price     | \$335,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 1                                |
| Square Footage | 734                              |
| Acres          | 17.05                            |
| Year Built     | 2017                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 53417 Range Rd 100 |
| Subdivision | NONE               |
| City        | Wildwood           |
| County      | Yellowhead County  |
| Province    | Alberta            |
| Postal Code | T0E 2M0            |

### Amenities

|         |  |
|---------|--|
| Parking | Additional Parking, Drive Through, Off Street, RV Access/Parking |
|---------|--|

### Interior

|                   |                    |
|-------------------|--------------------|
| Interior Features | No Smoking Home    |
| Appliances        | None               |
| Heating           | Wood, Wood Stove   |
| Cooling           | None               |
| Fireplace         | Yes                |
| # of Fireplaces   | 1                  |
| Fireplaces        | Wood Burning Stove |
| Basement          | None               |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Fruit Trees/Shrub(s), Irregular Lot, Many Trees, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Log, Wood Frame  |
| Foundation        | Piling(s)  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 3rd, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 123 |
| Zoning         | RD  |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Digger Real Estate Inc. |
|----------------|-------------------------|

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