

# \$1,050,000 - 53030 Range Road 172, Rural Yellowhead County

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MLS® #A2211890

**\$1,050,000**

5 Bedroom, 5.00 Bathroom, 3,457 sqft  
Residential on 50.00 Acres

NONE, Rural Yellowhead County, Alberta

Stunning private acreage 5 minutes from Central Edson. 50 acres of beautifully manicured lawns, perennials, mountain ash and flowering plum trees line the driveway. Set up for horses, fenced and cross fenced with steel and pipe fencing, two stock waterers, dog pound. 5 car garage, Barn 20'x26' with attached lean-to 34'x48' for hay or RV storage, 3 car garage 24'x31' with 4th spot carport, L-shaped pole shed 50'x28.5' depth and 70'x20' depth, Gypsy Wagon Play house, Gazebo and shed. The tastefully decorated home has a main level primary bedroom (which was a hot tub room) with a claw foot bathtub, 2 piece bathroom, toilet and a sauna, large open kitchen and dinette and a separate dining room with an abundance of windows allowing a ton of natural light, extra wide hallways, a living room and a family room and built in bookshelves, a custom built spiral staircase leading to the 2nd level with 3 bedrooms and a large 5 piece bathroom. Fully finished basement with a bedroom, laundry room, storage, Den, craft room and a 3 piece bathroom. Shingles 4 years old, Septic pumped out 2 years ago, septic has new pump and wiring. River is approximately a mile away and you can take off on the Edson to Robb snowmobile trail. This beautiful home is being offer for sale by the original owners and has been enjoyed and cared since 1980.



Built in 1980

## Essential Information

|                |   |
|----------------|---|
| MLS® #         | A2211890                                  |
| Price          | \$1,050,000                               |
| Bedrooms       | 5   |
| Bathrooms      | 5.00                                      |
| Full Baths     | 2   |
| Half Baths     | 3   |
| Square Footage | 3,457                                     |
| Acres          | 50.00                                     |
| Year Built     | 1980                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53030 Range Road 172    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3E1                 |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 10  |
| Parking        | Additional Parking, Carport, Triple Garage Detached |
| # of Garages   | 8   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Storage, Sauna                               |
| Appliances        | Built-In Oven, Built-In Range, Built-In Refrigerator, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Floor Furnace  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |   |
|--------------|---|
| Fireplaces   | Family Room, Glass Doors, Stone, Wood Burning |
| Has Basement | Yes   |
| Basement     | Finished, Full                                |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Dog Run, Garden                        |
| Lot Description   | Landscaped, Private, Dog Run Fenced In |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Stone, Stucco, Wood Frame       |
| Foundation        | Wood                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 21               |
| Zoning         | RD               |

## Listing Details

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

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