

# \$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, functionality, and space for outdoor living, hobby farming, or operating a small business.

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 mÂ² 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.

Love the idea of brewing your own beer or starting a business? The property also offers the optional purchase of commercial-grade brewing equipmentâ€”either as a full turnkey package for \$450,000, or select remaining assets with the property for \$250,000. A detailed equipment list is available upon request.

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), Kitchen Island, Open Floorplan, Walk-In Closet(s), Central Vacuum |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range                          |
| 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, Landscaped, Treed, Brush, Garden |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Veneer                                    |
| Foundation        | Piling(s), See Remarks                                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 36               |
| Zoning         | RD               |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.