

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

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

## Exterior

Exterior Features	Garden, Dog Run
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	5
Zoning	RD

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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