

# \$359,900 - 12, 53106 Range Road 195, Rural Yellowhead County

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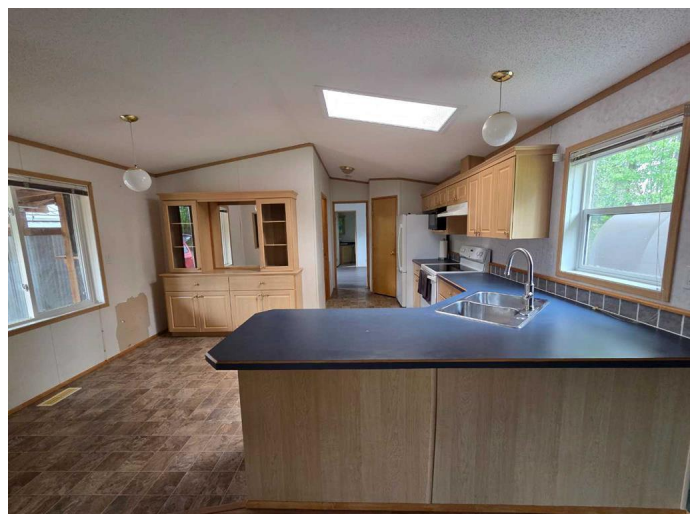
MLS® #A2227407

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 4.00 Acres

NONE, Rural Yellowhead County, Alberta

Nestled in the serene country subdivision of Sundance Estates, this beautifully treed 4-acre acreage offers the perfect blend of tranquility and modern living. A long, curved driveway welcomes you to an upgraded modular home surrounded by lush greenery, providing privacy and a picturesque setting. Step inside to vaulted ceilings, expansive windows that flood the space with natural light, and a well-appointed kitchen featuring ample cabinetry, a pantry, and a built-in china cabinet. Thoughtful upgrades include a skylight, well water on demand, and a luxurious primary suite complete with a spacious walk-in closet and a jet jacuzzi tub for ultimate relaxation. Exterior upgrades include newer shingles, siding, and skirting, ensuring a fresh, modern look. The beautifully landscaped yard features a 12x15 shed, hot/cold water taps, and an impressive 24x36 heated garage (â€œMan Caveâ€•) with two overhead doorsâ€”ideal for storage, projects, or entertainment. Additionally, a brand-new 16x20 addition presents a versatile space that could serve as an in-law suite, offering a full 4-piece bath and a stylish newer stove. Located in a quiet, family-oriented country subdivision, this stunning property provides access to an abundance of outdoor activities, including hiking, horseback riding, quading trails, rainbow trout fishing, and hundreds of miles of crown land just steps away. Enjoy the



perfect balance of privacy, nature, and convenienceâ€”country living at an affordable price!

Built in 2003

### **Essential Information**

MLS® #	A2227407
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	4.00
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	12, 53106 Range Road 195
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3A2

### **Amenities**

Parking Spaces	8
Parking	Double Garage Detached, Outside, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, Pantry, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None

Basement	None
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## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Brush, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	17
Zoning	CR

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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