

# \$2,500,000 - 53304 Range Road 180, Rural Yellowhead County

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MLS® #A2238948

**\$2,500,000**

7 Bedroom, 6.00 Bathroom, 2,232 sqft  
Residential on 9.81 Acres

NONE, Rural Yellowhead County, Alberta

Drive through the security gates and experience luxury acreage living just minutes from Edson on 9.81 acres, with pavement right to your doorstep. This rare and extraordinary property offers exceptional versatility with TWO custom executive homes, TWO triple garages (one oversized to fit six vehicles), an Integrity Post Frame commercial-grade shop with 18-ft ceilings, three 16-ft overhead doors, in-floor heating, and a private pond perfect for year-round enjoyment.

The first residence, built in 2023, is a stunning 3-bedroom, 2.5-bathroom custom smart home loaded with high-end features. It boasts a designer kitchen with a large pantry, under-cabinet lighting and plug-ins, a center island with sink, and beautiful custom cabinetry throughout. The living room showcases a striking fireplace with built-in storage, while the spacious primary suite includes a spa-inspired 5-piece ensuite with a glass steam shower, corner jetted tub, and walk-in closet. Additional features include in-floor heat with forced air backup, central A/C, remote blinds, automatic lighting in closets and pantry, Gemstone exterior lighting, a stamped concrete patio area wired for a hot tub, and a triple attached garage to complete this executive home. The second home, built in 2012, is a well-appointed 4-bedroom, 3.5-bathroom walk-out family home. Designed with comfort in mind, it features vaulted



ceilings with warm wood accents, a main floor primary suite with 3-piece ensuite, main floor laundry, and a bright open-concept kitchen and living area. The upper level includes two more bedrooms and a loft-style family room, while the fully finished walk-out basement adds an additional bedroom, family room, bath, and direct access to the serene pond. Outside, enjoy a beautifully landscaped and expansive yard offering the perfect blend of privacy and space to relax, entertain, and play. The private pond provides skating in winter, kayaking in summer, and picturesque views all year long. Whether you're seeking multi-generational living, a home-based business setup, or simply the chance to live large surrounded by nature, this property delivers it all. Feature Sheet available!

Built in 2022

**Essential Information**

MLS® #	A2238948
Price	\$2,500,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	2,232
Acres	9.81
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

**Community Information**

Address	53304 Range Road 180
Subdivision	NONE
City	Rural Yellowhead County

County	Yellowhead County
Province	Alberta
Postal Code	T7E 3G1

### **Amenities**

Parking	Driveway, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Gravel Driveway, Multiple Driveways, Outside, Triple Garage Attached, Triple Garage Detached
# of Garages	9
Waterfront	Pond

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound, Jetted Tub, Smart Home
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Double Oven, Range
Heating	Boiler, High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Decorative
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard, RV Hookup
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Creek/River/Stream/Pond
Roof	Asphalt Shingle, Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete, Piling(s), Slab

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	59

Zoning RD

## Listing Details

Listing Office CENTURY 21 TWIN REALTY

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