

# \$625,000 - 53206 Range Road 150, Rural Yellowhead County

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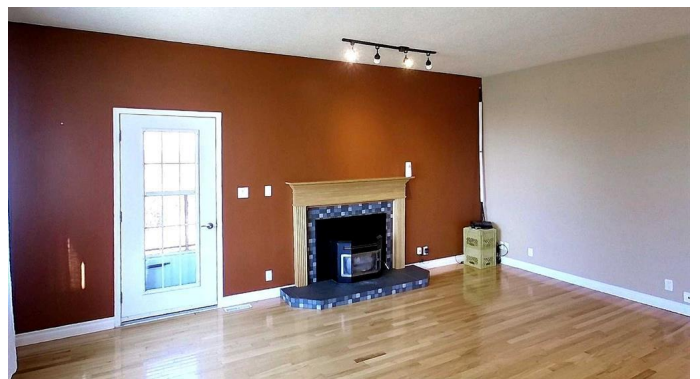
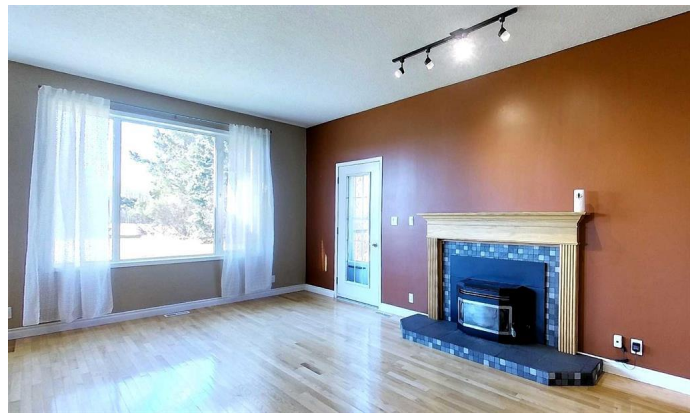
MLS® #A2215279

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,335 sqft  
Residential on 9.64 Acres

NONE, Rural Yellowhead County, Alberta

Private country acreage just 15 minutes East of Edson with pavement to the driveway. Built in 1995, the property includes a spacious 4-bedroom, 2.5-bathroom bungalow offering 2,394 sq. ft. of living space on two levels. The bright and open main floor hosts a sunken living room complete with a pellet stove fireplace and access to the back deck. The beautifully updated kitchen comes with stainless steel appliances, a large island providing ample storage, plenty of cabinets and counter space, and a pantry cupboard. It connects seamlessly to the dining room, which has a bay window view of the front yard and also provides access to the front deck. The primary bedroom can accommodate a king-sized suite and includes a 2-piece ensuite along with double closets. Two additional well-sized bedrooms and a 4-piece bathroom featuring a skylight complete the main floor. The fully developed basement offers in-floor heating and includes a vast family room, a fourth bedroom, a den, and a large utility room with laundry facilities, a cold room, and plenty of storage, and there's a huge walk-in closet next to the attached garage access door. Enjoy the outdoors and beautiful view on the covered front deck (13' x 26') that's complete with a natural gas line BBQ hookup, the back deck (10' x 14') that overlooks the gardens, or gather family and friends around the fire pit.



For the gardening enthusiast, the property includes a 12â€™ x 24â€™ greenhouse situated on a concrete pad, raised garden beds, numerous berry bushes, fruit trees, and perennial flower beds. The land is beautifully treed, landscaped, fully fenced, and set up for horses. A circular driveway provides easy access, making it convenient for truckers or those with large vehicles. You'll have ample space for vehicles and recreational toys with a single attached garage (16â€™ x 24â€™) featuring in-floor heating, as well as a double detached heated garage (24â€™ x 24â€™), both equipped with concrete floors. Additional storage is available in the tarp carport and two sheds (one powered). Located just off Highway 16 on Wolf Lake Road, this property is minutes away from crown land, as well as excellent fishing and hunting opportunities.

Built in 1995

**Essential Information**

MLS® #	A2215279
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	9.64
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	53206 Range Road 150
Subdivision	NONE

City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3C4

### **Amenities**

Utilities	Electricity Connected, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Double Garage Detached, Front Drive, Gravel Driveway, Heated Garage, RV Access/Parking, Single Garage Attached
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Skylight(s), Storage, Vinyl Windows, Track Lighting
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer, Window Coverings, Freezer, Gas Water Heater, Instant Hot Water
Heating	In Floor, Forced Air, Natural Gas, Hot Water, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Pellet Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Pasture, Rectangular Lot, Brush
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	15
Zoning	RD

**Listing Details**

Listing Office                    ROYAL LEPAGE EDSON REAL ESTATE

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