

\$1,130,000 - 54125 Range Road 165, Rural Yellowhead County

MLS® #A2223497

\$1,130,000

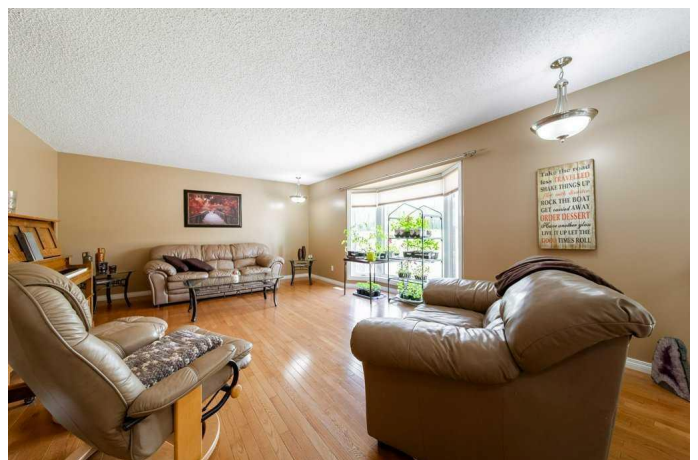
4 Bedroom, 4.00 Bathroom, 2,217 sqft
Residential on 136.77 Acres

NONE, Rural Yellowhead County, Alberta

Equestrian & Recreational Lifestyle Focus:

This amazing 136.77-acre acreage, located just 6 miles northeast of Edson on pavement, is a rare find for equestrian families or outdoor enthusiasts. The upgraded 4-bedroom, 4-bath home features hardwood flooring, newer appliances, a high-efficiency furnace, and a new hot water tank. The showpiece of the property is the professionally designed outdoor arena that doubles as a winter hockey rink—Zamboni included! Perfect for year-round fun. The land is split into two titles (11.69 & 125.08 acres) and includes outbuildings ready for livestock or recreation: a massive 85'™x46'™ two-story barn/shop, a heated 24'™x26'™ garage, a 3-stall carport, and a 12'™x24'™ storage shed. Two automatic stock waterers and a circular gravel driveway enhance usability. A second serviced homesite is ready for future expansion, making this an ideal multi-family or investment setup. Take in gorgeous views and spot local wildlife from your east-facing deck. Bonus: \$3,500/year in oil revenue offsets your costs. Everything is in place—just bring your horses or hockey gear! Property features three drilled water wells and a dugout, providing ample and reliable water sources for agricultural or residential use.

Built in 1986



Essential Information

MLS® #	A2223497
Price	\$1,130,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,217
Acres	136.77
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

Community Information

Address	54125 Range Road 165
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3N1

Amenities

Parking Spaces	2
Parking	Attached Carport, Double Garage Attached, Gravel Driveway
# of Garages	2

Interior

Interior Features	Central Vacuum
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Built-In Range
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, RV Hookup
Lot Description	Back Yard, Landscaped, Lawn, Pasture, Farm
Roof	Asphalt Shingle
Construction	None
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	8
Zoning	Rural District

Listing Details

Listing Office	Digger Real Estate Inc.
----------------	-------------------------

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.