

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

MLS® #E4437209

\$1,130,000

3 Bedroom, 3.50 Bathroom, 2,217 sqft

Rural on 136.77 Acres

None, Rural Yellowhead, AB

Horse lovers and hockey fans rejoice! Located 6 miles NE of Edson on pavement, this 136.77-acre property boasts a unique outdoor arena that transforms from a horse riding ring into a winter hockey rink with Zamboni. The 4-bedroom, 4-bath home is upgraded with hardwood, appliances, furnace, and hot water tank. Includes an 85'x46' barn/shop, heated garage, storage shed, and 3-stall carport. Two titles, second serviced site, stock waterers, scenic views, and a large east-facing deck make this the ultimate year-round family and hobby farm property.

Built in 1986

Essential Information

MLS® #	E4437209
Price	\$1,130,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,217
Acres	136.77
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split



Status	Active
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Community Information

Address	54125 Range Road 165
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 3N1

Amenities

Features	Deck, Detectors Smoke, Hot Water Natural Gas
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 16th, 2025
Days on Market	179
Zoning	Zone 70

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