

# \$575,000 - 53416 Range Road 175a, Rural Yellowhead County

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MLS® #A2225647

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,757 sqft  
Residential on 9.88 Acres

NONE, Rural Yellowhead County, Alberta

Bright and spacious 4-bedroom family home on 9 acres close to town on Grande Prairie Trail. A large entry welcomes guests to the main floor great room with vaulted ceilings, hardwood maple floors, and a gas fireplace. The bright kitchen has a huge multi-level island and maple cabinets. The great room is wrapped with a 700 square foot deck with mountain views. A spacious master bedroom has 4 closets, a dressing room, 4-piece ensuite, and a private cedar sauna. Just down the hall is another full bathroom and bedroom. The basement to this bi-level is super bright with 9' ceilings, large windows, and in-floor heat. The huge 30' family room with vinyl plank flooring and a second gas fireplace can be enjoyed by the whole family, or split into more bedrooms if needed. Down the hall are 2 more bedrooms, a full bathroom, and a full laundry room with sink. The yard features tons of storage space with an attached double garage, car shed, and under-deck storage for gardening equipment. With almost 10 acres of private trees and gardens, this property is perfect for a family looking for an acreage close to town.

Built in 1995

## Essential Information

MLS® #                      A2225647



|                |                                  |
|----------------|----------------------------------|
| Price          | \$575,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,757                            |
| Acres          | 9.88                             |
| Year Built     | 1995                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53416 Range Road 175a   |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3L7                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Sauna   |
| Appliances        | Dishwasher, Dryer, Freezer, Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard                            |
| Lot Description   | Fruit Trees/Shrub(s), Lawn, Many Trees, Private |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt         |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 25             |
| Zoning         | RD             |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | ALPINE REALTY 3% |
|----------------|------------------|

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