

# \$399,000 - 53216 Range Road 181, Rural Yellowhead County

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MLS® #A2226777

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,890 sqft  
Residential on 17.10 Acres

NONE, Rural Yellowhead County, Alberta

17.1 Acres â€” Just Minutes from Town!

Looking for space and privacy but still want to be close to town, This 4 bed, 2 full bath modular home sits on 17.1 beautiful acres and is move-in ready with a new roof!

- 30' x 60' shop â€” perfect for projects, storage, or business
- Spacious layout â€” great for families or hosting
- Peaceful setting â€” enjoy country living with town just minutes away

Built in 1975

## Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2226777                                        |
| Price          | \$399,000                                       |
| Bedrooms       | 4                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,890                                           |
| Acres          | 17.10                                           |
| Year Built     | 1975                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Double Wide Mobile Home |
| Status         | Active                                          |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53216 Range Road 181    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3V2                 |

## Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 10                           |
| Parking        | RV Access/Parking, RV Garage |
| # of Garages   | 6                            |

## Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Laminate Counters                 |
| Appliances        | Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Propane               |
| Cooling           | None                              |
| Basement          | None                              |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Front Yard, Lawn, Low Maintenance Landscape, Many Trees |
| Roof              | Metal                                                   |
| Construction      | Mixed                                                   |
| Foundation        | Block, Piling(s)                                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 62             |
| Zoning         | rd             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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