

# \$1,249,000 - 53509b Range Road 171, Rural Yellowhead County

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MLS® #A2227012

**\$1,249,000**

6 Bedroom, 4.00 Bathroom, 1,913 sqft  
Residential on 49.42 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to Northwood Acres, an exceptional country acreage offering the perfect blend of family living and income potential. This spacious 2006 Pioneer Engineered RTM home boasts a huge open-concept layout with a bright kitchen featuring a patio door to a large north-facing deck, modern appliances (including refrigerator with water & ice), and a reverse osmosis & water filtration system. The inviting living room is enhanced by a cozy wood stove, while the primary bedroom includes direct deck access, a walk-in closet, and a luxurious 4-piece ensuite with corner jet tub and separate shower.

Two additional main floor bedrooms, a full bathroom, and convenient main-floor laundry with an attached 3-piece bathroom add functionality for busy families. The basement offers a private fourth bedroom and cold/storage room, plus a large suite with its own separate entrance, full kitchen with eat-up bar, living and dining areas, two bedrooms, a 3-piece bath, and laundry—perfect for extended family or rental income.

Outside, the property features a Heat Master wood boiler (CSA approved) with a backup gas boiler for extra comfort in cold weather. An electric chair lift by the side entrance ensures accessibility for all. There's a carport with space for three vehicles, two 8x10 metal sheds, and a charming children's play/tree house near the main home.



The 40x50 Quonset shop impresses with in-floor heat, a 20-foot ceiling, large mezzanine storage, a 2-piece bathroom (plumbed for a shower), and oversized doors to accommodate all your projects.

Northwood Acres Campground offers 18 fully serviced sites, a washroom/bath house with a Loonie-operated shower and coin laundry.

This property is an ideal opportunity to generate year round income while enjoying country living at its finest.

Don't miss out on this versatile, well-maintained property that truly has it all—home, shop, and campground.

Built in 2007

### **Essential Information**

MLS® #	A2227012
Price	\$1,249,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,913
Acres	49.42
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	53509b Range Road 171
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3L1

### **Amenities**

Parking	Double Garage Detached, Carport
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Boiler, In Floor, Floor Furnace, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove, Free Standing
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Front Yard, Landscaped, Lawn, Level, Many Trees, Private
Roof	Metal
Construction	Brick, ICFs (Insulated Concrete Forms), Vinyl Siding
Foundation	ICF Block

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	65
Zoning	RD - Rural District

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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