

# \$765,000 - 53305 Range Road 165, Rural Yellowhead County

MLS® #A2237266

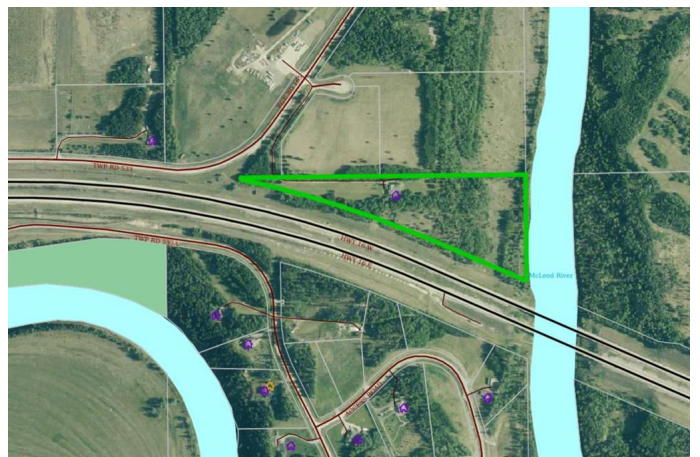
**\$765,000**

5 Bedroom, 4.00 Bathroom, 3,925 sqft  
Residential on 19.00 Acres

NONE, Rural Yellowhead County, Alberta

Estate Sale-Priced Below Appraised Value (Feb 2025). Discover this stunning 3,975 sq ft custom two-storey home set on 19 private acres, just 5 minutes from Edson. Ideally located along Highway 16 and the McLeod River, this spacious 5-bedroom, 4-bathroom home offers the perfect blend of comfort, privacy, and convenience. Enjoy a massive heated attached garage (30'W x 50'L x 12'H) with two overhead doors and ample storage. Recent upgrades include quartz countertop in kitchen, a gas stove and new appliances, new shingles 2019, updated exterior stairs, and a new deck. The property also offers potential for additional income from roadside signage—currently generating \$12,000/year. The buyer would need to negotiate their own agreement to continue this revenue stream. Seller considered updating the upstairs flooring but chose to leave that decision to the new owners—allowing you to customize it to your taste. Offered as is, with owner financing available to the right buyer. Security cameras are included, and much of the furniture is negotiable or available for purchase separately. Extremely private and truly one-of-a-kind—this property must be seen in person to be fully appreciated! More interior photos will be available later this July once more of the painting is completed.

Built in 1982



## Essential Information

MLS® #	A2237266
Price	\$765,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,925
Acres	19.00
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	53305 Range Road 165
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3K4

## Amenities

Parking Spaces	10
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Sump Pump(s)
Appliances	Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance
Lot Description	Back Yard, Creek/River/Stream, Landscaped, Lawn, No Neighbors
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	July 4th, 2025
Days on Market	10
Zoning	RD

**Listing Details**

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

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.