

Courtesy Of Daniel E Yurdiga Of Digger Real Estate Inc.

# \$595,000 - 53312 Range Road 105, Rural Yellowhead

MLS® #E4391809

**\$595,000**

4 Bedroom, 2.00 Bathroom, 1,270 sqft

Rural on 159.01 Acres

None, Rural Yellowhead, AB

Make your ranching dreams come true in Yellowhead County! This unique property is situated on a dead end road just 2 minutes from pavement, and 4km south of Chip Lake near Wildwood. The south quarter features a 3-bedroom, 2.5 bathroom bungalow with recent upgrades and full basement. The oversized 2 car attached garage has been converted to a farm product processing area, but could easily be converted back to a garage. The developed farm yard includes a 40'x80' steel clad shop/barn with 220v power. Spread out on the grounds are 9 steel corrals with 4 automatic stock waterers and several open-faced animal shelters in size 24'x40' and 24'x50'.

Built in 1974

## Essential Information

MLS® #	E4391809
Price	\$595,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	159.01
Year Built	1974
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53312 Range Road 105
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 2M0

### Amenities

Features	Greenhouse, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, Workshop
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### Additional Information

Date Listed	June 7th, 2024
Days on Market	302
Zoning	Zone 90

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Listing information last updated on April 5th, 2025 at 8:17am MDT