

\$999,999 - 53302 Range Road 164, Rural Yellowhead

MLS® #E4434068

\$999,999

3 Bedroom, 2.00 Bathroom, 1,865 sqft

Rural on 50.70 Acres

None, Rural Yellowhead, AB

RARE FIND! PRIVATE, SECLUDED, Â½ Mile of RIVER FRONT Min East of Edson! Escape From the City to Your Own Private Haven Among the Trees & Wildlife Along the Beautiful McLeod River, 50.70 Acres. Newer One Level Home Features: 3 Beds, 2 Baths, Lg Entry, Lg Country Kitchen, Dining Area, Living Rm W/Wood Stove, 14 in Wall Construction, Lg Master W/3 Pc Ensuite W/Rock Bottom Shower & Covered Deck Acc, Laundry Rm W/Sink. Beautifully Landscaped Yard W/Huge Covered Deck, Amazing Views, Sm Creek Empties into River, Perennials, Fruit Trees, 2 Huge Fenced Gardens, 32X48 Heated Garage/Shop, W/220 & Floor Drain, 40X40 Storage W/2 Att Sea Cans, Root Cellar, Circular Driveway, Huge Firepit & Camping Area Along River W/24x32 Guest Cabin. Perfect For a Private Getaway or Start a Business W/Luxury Domes/Cabins Nestled in the Woods Along the River. Swimming, Kayaking, Skiing, Sledding & Quadding. Spectacular Scenery, Seclusion, Abundance of Wildlife, & Endless Recreational & Business Opportunities W/Direct McLeod River Access!

Built in 2018

Essential Information

MLS® #

E4434068



| | |
|----------------|------------------------|
| Price | \$999,999 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,865 |
| Acres | 50.70 |
| Year Built | 2018 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 53302 Range Road 164 |
| Area | Rural Yellowhead |
| Subdivision | None |
| City | Rural Yellowhead |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7E 3K3 |

Amenities

| | |
|----------|---|
| Features | Crawl Space, Deck, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage, See Remarks |
|----------|---|

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Wood Stove, Propane, Wood |
| Fireplace | Yes |
| Stories | 1 |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Backs Onto Park/Trees, Creek, Fruit Trees/Shrubs, Landscaped, Picnic Area, Private Fishing, Private Setting, Recreation Use, River Valley View, River View, Stream/Pond, Treed Lot, Vegetable Garden, Waterfront Property, Partially Fenced |

| | |
|--------------|---|
| Construction | Wood |
| Foundation | Concrete Perimeter, Insulated Concrete Form |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 93 |
| Zoning | Zone 70 |

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Listing information last updated on August 3rd, 2025 at 3:47am MDT