

\$534,500 - 53507 Hwy 751, Rural Yellowhead

MLS® #E4436145

\$534,500

4 Bedroom, 2.00 Bathroom, 2,243 sqft

Rural on 152.46 Acres

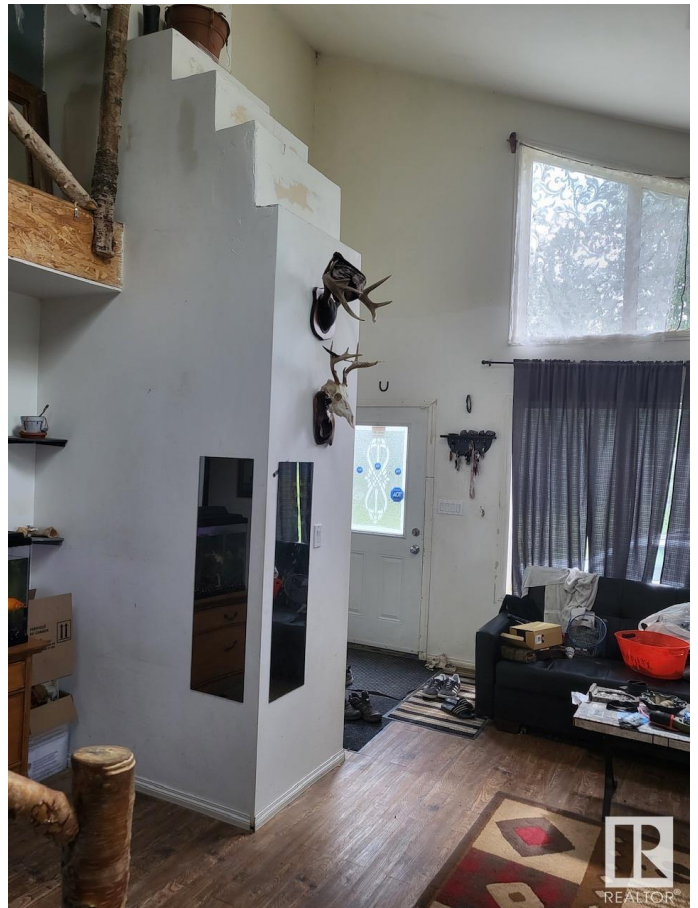
None, Rural Yellowhead, AB

QUARTER SECTION LOCATED on the corner of HWY 16 & HWY 751 in YELLOWHEAD COUNTY. Just over 2200 sq ft home built in 2015. This custom country home features in floor heat through out. On the main level the living room is spacious, open & bright with vaulted ceilings. Good size eat-in kitchen, large master bedroom also with vaulted ceiling, roomy 4 piece bathroom with laundry & main floor mechanical which is home to the newer boiler, hot water tank & pressure tank. Water is provided by a drilled well. Septic is a tank and field system. Upstairs includes another roomy 4 piece bathroom, 3 bedrooms and a small flex space. The 150+ acres is beautiful with Cold Creek winding through a forest of trees, some towering old growth, Spruce, Pine & Birch. There is some pasture (approximately 40 acres). Large private yard site with long gravel driveway. Located approximately 45 Kms east of Edson, 145 Kms west of Edmonton or 55 Kms west of Evansburg.

Built in 2015

Essential Information

| | |
|----------|-----------|
| MLS® # | E4436145 |
| Price | \$534,500 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,243 |
| Acres | 152.46 |
| Year Built | 2015 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 53507 Hwy 751 |
| Area | Rural Yellowhead |
| Subdivision | None |
| City | Rural Yellowhead |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 0T0 |

Amenities

| | |
|----------|--|
| Features | Off Street Parking, Skylight, Vaulted Ceiling, See Remarks |
|----------|--|

Interior

| | |
|--------------|--|
| Heating | In Floor Heat System, See Remarks, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Private Setting, Ravine View, See Remarks, Partially Fenced |
| Construction | Wood |
| Foundation | Slab |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 13th, 2025 |
| Days on Market | 89 |
| Zoning | Zone 70 |

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Listing information last updated on August 10th, 2025 at 10:48am MDT