

\$1,130,000 - 54125 Range Road 165, Rural Yellowhead

MLS® #E4437209

\$1,130,000

3 Bedroom, 3.50 Bathroom, 2,217 sqft

Rural on 136.77 Acres

None, Rural Yellowhead, AB

Horse lovers and hockey fans rejoice! Located 6 miles NE of Edson on pavement, this 136.77-acre property boasts a unique outdoor arena that transforms from a horse riding ring into a winter hockey rink with Zamboni. The 4-bedroom, 4-bath home is upgraded with hardwood, appliances, furnace, and hot water tank. Includes an 85'x46' barn/shop, heated garage, storage shed, and 3-stall carport. Two titles, second serviced site, stock waterers, scenic views, and a large east-facing deck make this the ultimate year-round family and hobby farm property.

Built in 1986

Essential Information

MLS® #	E4437209
Price	\$1,130,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,217
Acres	136.77
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split



Status Active

Community Information

Address 54125 Range Road 165
Area Rural Yellowhead
Subdivision None
City Rural Yellowhead
County ALBERTA
Province AB
Postal Code T7E 3N1

Amenities

Features Deck, Detectors Smoke, Hot Water Natural Gas

Interior

Interior Features ensuite bathroom
Heating Forced Air-1, Natural Gas
Stories 4
Has Basement Yes
Basement Full, Finished

Exterior

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

Additional Information

Date Listed May 16th, 2025
Days on Market 169
Zoning Zone 70

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