

# **\$549,000 - 55108 Range Road 151, Rural Yellowhead**

MLS® #E4423900

**\$549,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Rural on 135.76 Acres

None, Rural Yellowhead, AB

135.76 Acre Property Located at the Very End of a NO EXIT Road, Just Off Paved HWY 748 Between Edson & Peers. This Private, Secluded Country Property Includes a 1997 Built, 3 bedroom, 2 Bathroom Mobile home with Cathedral Ceilings, Open Concept, Panty, Breakfast Counter, Huge Kitchen, Lg Living Room, Laundry Room and a Large Deck. 1480 sq ft Insulated Steel Shop W/In Floor Heat Which Was Used as a Class 3 Meat Cutting & Sausage Making Busines. The Building Features: Office Area, Laundry, 3 PC Bathroom W/Shower, All Meat Cutting and Suasage Making Equipment, Walk In Freezer, Smoker, Meat Slicer, Counters, Cooler, Meat Grinder, Large Hoist, and Sausage Stuffer. This Property Has Breathtaking Views of The Rocky Mountains & Beautiful Sunrises & Sunsets. Property is Fenced & Crossed Fenced for Livestock, & Can be Used For Pasture or Hay Land. Shop Could be Converted Into a Garage. Proprty Includes Two Sea Cans and a Tack Shed. This Property Can Be SUBDIVIDED!

Built in 1998

## **Essential Information**

MLS® # E4423900

Price \$549,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,216                  |
| Acres          | 135.76                 |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 55108 Range Road 151 |
| Area        | Rural Yellowhead     |
| Subdivision | None                 |
| City        | Rural Yellowhead     |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7E 3Z3              |

### Amenities

|          |                             |
|----------|-----------------------------|
| Features | Deck, Television Connection |
|----------|-----------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Cross Fenced, Fenced, Landscaped, Private Setting, Subdividable Lot, See Remarks |
| Foundation        | Block   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 46              |
| Zoning         | Zone 70         |

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Listing information last updated on April 19th, 2025 at 7:32pm MDT