

# \$1,050,000 - 53312 Range Road 105, Rural Yellowhead County

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MLS® #A2139806

**\$1,050,000**

4 Bedroom, 2.00 Bathroom, 1,270 sqft  
Residential on 318.02 Acres

NONE, Rural Yellowhead County, Alberta

Make your ranching dreams come true in Yellowhead County! With two adjoining quarter sections, perimeter fenced and cross fenced, just bring the cows and watch the grass grow! Both quarters have been fully cleared and are in pasture and hay. 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'. The north quarter has been fenced for Bison, has it's own drilled water well, power service, pump house, two Ritchie automatic stock waterers and hydrant. Rotational grazing and bale grazing has been practiced for the last 7 years to help boost forage production! With no chemical usage on this property for over 3 years it could easily be certified organic as well! The nearby communities of Wildwood and Evansburg contain all essential services including schools, banks, grocery stores, hardware stores, community centers, and



UFA!

Built in 1974

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2139806                         |
| Price          | \$1,050,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,270                            |
| Acres          | 318.02                           |
| Year Built     | 1974                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53312 Range Road 105    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T0E 2M0                 |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vinyl Windows, Laminate Counters           |
| Appliances        | Dishwasher, Dryer, Refrigerator, Range, Range Hood, Washer |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | None                                                       |
| Has Basement      | Yes                                                        |
| Basement          | Full, Partially Finished                                   |

### Exterior

|                   |        |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | Cleared, Farm, Garden, Lawn, Landscaped, Pasture |
| Roof            | Metal                                            |
| Construction    | Composite Siding, Concrete                       |
| Foundation      | Poured Concrete                                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2024 |
| Days on Market | 330            |
| Zoning         | RD             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Digger Real Estate Inc. |
|----------------|-------------------------|

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