

# \$765,000 - 53305 Range Road 165, Rural Yellowhead County

MLS® #A2237266

**\$765,000**

5 Bedroom, 4.00 Bathroom, 3,925 sqft  
Residential on 19.00 Acres

NONE, Rural Yellowhead County, Alberta

Estate Sale! Priced Below Appraised Value (Feb 2025). Discover this stunning 3,975 sq ft custom two-storey home set on 19 private acres, just 5 minutes from Edson. Ideally located along Highway 16 and the McLeod River, this spacious 5-bedroom, 4-bathroom home offers the perfect blend of comfort, privacy, and convenience. Enjoy a massive heated attached garage (30'W x 50'L x 12'H) with two overhead doors and ample storage. Recent upgrades include quartz countertop in kitchen, a gas stove and new appliances, new shingles 2019, updated exterior stairs, and a new deck. The property also offers potential for additional income from roadside signage—currently generating \$12,000/year. The buyer would need to negotiate their own agreement to continue this revenue stream. Seller considered updating the upstairs flooring but chose to leave that decision to the new owners—allowing you to customize it to your taste. Offered as is, renovations are 70-80% complete, with owner financing available to the right buyer. Security cameras are included, and much of the furniture is negotiable or available for purchase separately. Extremely private and truly one-of-a-kind, this property must be seen in person to be fully appreciated!

Built in 1982



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2237266                         |
| Price          | \$765,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 3,925                            |
| Acres          | 19.00                            |
| Year Built     | 1982                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53305 Range Road 165    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3K4                 |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 10                                        |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Sump Pump(s)                         |
| Appliances        | Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Wood Burning Stove                                                                     |
| Has Basement      | Yes                                                                                    |
| Basement          | Partial, Unfinished                                                                    |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Entrance                           |
| Lot Description   | Back Yard, Creek/River/Stream, Landscaped, Lawn, No Neighbors |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                               |



**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 39             |
| Zoning         | RD             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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