

\$569,000 - 53202a Range Road 152, Rural Yellowhead County

MLS® #A2243548

\$569,000

4 Bedroom, 2.00 Bathroom, 1,125 sqft
Residential on 30.00 Acres

NONE, Rural Yellowhead County, Alberta

The WOW Factor is Here! This incredible property offers two homes, a massive 75x35 ft shop, and a registered, regulated fish pond that's 30 feet deep – perfect for hobbyists or simply enjoying your private stocked pond.

The main home, built in the 1970s, features 4 bedrooms and 2 bathrooms, while the second home, built in 1996, offers 2 bedrooms and 1 bathroom – ideal for extended family, guests, or potential rental income. Both homes have brand new septic systems installed in 2024, providing peace of mind and modern efficiency.

Whether you’re an outdoor enthusiast, need space for a home-based business, or are looking for a unique multi-home setup, this property delivers. Opportunities like this don't come around often!

Built in 1970

Essential Information

MLS® #	A2243548
Price	\$569,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,125
Acres	30.00
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	53202a Range Road 152
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3C7

Amenities

Parking	Quad or More Detached
# of Garages	5

Interior

Interior Features	Jetted Tub
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Central, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Creek/River/Stream/Pond, Gentle Sloping, Native Plants
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2025
Days on Market	10
Zoning	RD

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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