

# \$2,500,000 - 53304 Range Road 180, Rural Yellowhead County

---

MLS® #A2238948

**\$2,500,000**

7 Bedroom, 6.00 Bathroom, 2,232 sqft  
Residential on 9.81 Acres

NONE, Rural Yellowhead County, Alberta

Drive through the security gates and experience luxury acreage living just minutes from Edson on 9.81 acres, with pavement right to your doorstep. This rare and extraordinary property offers exceptional versatility with TWO custom executive homes, TWO triple garages (one oversized to fit six vehicles), an Integrity Post Frame commercial-grade shop with 18-ft ceilings, three 16-ft overhead doors, in-floor heating, and a private pond perfect for year-round enjoyment.

The first residence, built in 2023, is a stunning 3-bedroom, 2.5-bathroom custom smart home loaded with high-end features. It boasts a designer kitchen with a large pantry, under-cabinet lighting and plug-ins, a center island with sink, and beautiful custom cabinetry throughout. The living room showcases a striking fireplace with built-in storage, while the spacious primary suite includes a spa-inspired 5-piece ensuite with a glass steam shower, corner jetted tub, and walk-in closet. Additional features include in-floor heat with forced air backup, central A/C, remote blinds, automatic lighting in closets and pantry, Gemstone exterior lighting, a stamped concrete patio area wired for a hot tub, and a triple attached garage to complete this executive home. The second home, built in 2012, is a well-appointed 4-bedroom, 3.5-bathroom walk-out family home. Designed with comfort in mind, it features vaulted



ceilings with warm wood accents, a main floor primary suite with 3-piece ensuite, main floor laundry, and a bright open-concept kitchen and living area. The upper level includes two more bedrooms and a loft-style family room, while the fully finished walk-out basement adds an additional bedroom, family room, bath, and direct access to the serene pond. Outside, enjoy a beautifully landscaped and expansive yard offering the perfect blend of privacy and space to relax, entertain, and play. The private pond provides skating in winter, kayaking in summer, and picturesque views all year long. Whether you're seeking multi-generational living, a home-based business setup, or simply the chance to live large surrounded by nature, this property delivers it all. Feature Sheet available!

Built in 2022

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2238948                         |
| Price          | \$2,500,000                      |
| Bedrooms       | 7                                |
| Bathrooms      | 6.00                             |
| Full Baths     | 5                                |
| Half Baths     | 1                                |
| Square Footage | 2,232                            |
| Acres          | 9.81                             |
| Year Built     | 2022                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 53304 Range Road 180    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |

|             |                   |
|-------------|-------------------|
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 3G1           |

### **Amenities**

|              |                                                                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Driveway, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Gravel Driveway, Multiple Driveways, Outside, Triple Garage Attached, Triple Garage Detached |
| # of Garages | 9                                                                                                                                                                                         |
| Waterfront   | Pond                                                                                                                                                                                      |

### **Interior**

|                   |                                                                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound, Jetted Tub, Smart Home |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Double Oven, Range                                                                                 |
| Heating           | Boiler, High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas, Floor Furnace                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                               |
| Fireplaces        | Gas, Living Room, Decorative                                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                        |

### **Exterior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard, RV Hookup                                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle, Metal                                                                             |
| Construction      | Wood Frame, Wood Siding                                                                            |
| Foundation        | Poured Concrete, Piling(s), Slab                                                                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 112             |

Zoning

RD

## **Listing Details**

Listing Office

CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.