

\$615,000 - 53403 Range Road 164, Rural Yellowhead County

MLS® #A2251824

\$615,000

4 Bedroom, 3.00 Bathroom, 1,279 sqft
Residential on 9.09 Acres

NONE, Rural Yellowhead County, Alberta

5 Minutes from Edson! This extremely private acreage sits on a quiet dead-end road with only 0.4 km of gravel and is within walking distance to the river. The home has undergone extensive renovations, including a brand-new electrical panel in 2025, new shingles in 2022, and major 2024 upgrades such as new flooring on the main floor and parts of the basement, a stunning ensuite with double vanity and double shower, a custom walk-in closet, and additional bathroom, storage, and utility rooms in the basement. Basement ceilings were partially redone, and modern touches like new floodlights and ceiling fans have been added. The basement also features new windows and doors, along with a refreshed main bathroom.

The property showcases meticulous landscaping with mature and fruit trees, a cozy fire pit perfect for family gatherings, and a covered deck complete with a built-in hot tub for year-round relaxation. Inside, the open concept layout offers peninsula seating, an induction cooktop with stylish hood fan, a built-in oven, and abundant natural light streaming through large windows and double glass doors.

The primary suite is a true highlight, with new his-and-her closets leading to a spa-like ensuite featuring a unique double shower with separate temperature controls and a sleek double vanity. This property blends modern



updates with peaceful acreage living, offering privacy, convenience, and comfort just minutes from town.

A rare find so close to Edsonâ€™donâ€™t miss this opportunity!

Built in 1974

Essential Information

MLS® #	A2251824
Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,279
Acres	9.09
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	53403 Range Road 164
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3K3

Amenities

Parking	Additional Parking, Quad or More Detached
# of Garages	8

Interior

Interior Features	Ceiling Fan(s), Double Vanity, French Door
Appliances	Dishwasher, Dryer, Induction Cooktop, Refrigerator, Washer, Built-In Electric Range, Instant Hot Water
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	6
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.