

# \$696,000 - 54025 Range Road 180 N, Edson

MLS® #A2255492

**\$696,000**

4 Bedroom, 3.00 Bathroom, 1,541 sqft

Residential on 18.24 Acres

NONE, Edson, Alberta

Serene Country Living. Nestled on 18 peaceful acres and only 12k from Edson, this property offers the best of quiet country living with easy access to town on mainly paved roads! This is 1500 sq.ft. modular home on a full concrete basement and features a 54' deck spanning the length of the house, newly updated deck boards, perfect for entertaining or simply soaking up the tranquil surroundings.

The walkout basement leads to beautiful landscaped grounds accented with perennials and Mayday trees. Inside, the main level boasts an open-concept kitchen, dining and living area highlighted by a cozy woodburning fireplace. There are 3 bedrooms upstairs and 1 down, 3 bathrooms, a cold room and plenty of storage throughout. (Note. some mudding and taping required in the basement). Additional features include a 28x30' insulated garage (not heated), large fenced garden area with apple trees and a shed to store your garden tools. Wood shed stays and currently has a years worth of firewood. Fire pit area for gatherings, BBQ hookup for gas or propane,. This acreage offers space, privacy and everything you need for a self sufficient life style, all within minutes of Edson.

Built in 2004

## Essential Information

MLS® # A2255492

Price \$696,000



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,541                            |
| Acres          | 18.24                            |
| Year Built     | 2004                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 54025 Range Road 180 N |
| Subdivision | NONE                   |
| City        | Edson                  |
| County      | Yellowhead County      |
| Province    | Alberta                |
| Postal Code | T7E 3M3                |

### Amenities

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Parking      | Double Garage Detached, Driveway, Garage Door Opener, Gravel Driveway |
| # of Garages | 2                                                                     |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator                   |
| Heating           | Fireplace(s), Forced Air, Floor Furnace, Propane                                                          |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Living Room, Wood Burning                                                                                 |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Partially Finished                                                                                  |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Garden, Storage                                                     |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Rectangular Lot, Brush, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | RD                   |

### **Listing Details**

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

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