

# \$1,130,000 - 54125 Range Road 165, Rural Yellowhead County

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MLS® #A2223497

**\$1,130,000**

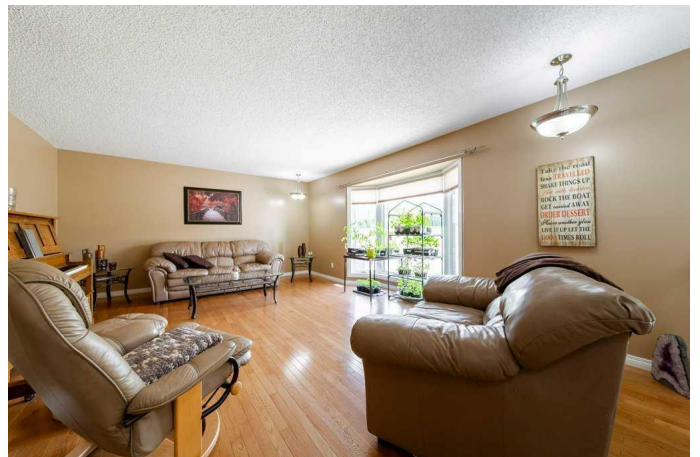
4 Bedroom, 4.00 Bathroom, 2,217 sqft  
Residential on 136.77 Acres

NONE, Rural Yellowhead County, Alberta

**Equestrian & Recreational Lifestyle Focus:**

This amazing 136.77-acre acreage, located just 6 miles northeast of Edson on pavement, is a rare find for equestrian families or outdoor enthusiasts. The upgraded 4-bedroom, 4-bath home features hardwood flooring, newer appliances, a high-efficiency furnace, and a new hot water tank. The showpiece of the property is the professionally designed outdoor arena that doubles as a winter hockey rink—Zamboni included! Perfect for year-round fun. The land is split into two titles (11.69 & 125.08 acres) and includes outbuildings ready for livestock or recreation: a massive 85'™x46'™ two-story barn/shop, a heated 24'™x26'™ garage, a 3-stall carport, and a 12'™x24'™ storage shed. Two automatic stock waterers and a circular gravel driveway enhance usability. A second serviced homesite is ready for future expansion, making this an ideal multi-family or investment setup. Take in gorgeous views and spot local wildlife from your east-facing deck. Bonus: \$3,500/year in oil revenue offsets your costs. Everything is in place—just bring your horses or hockey gear! Property features three drilled water wells and a dugout, providing ample and reliable water sources for agricultural or residential use.

Built in 1986



## Essential Information

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2223497                              |
| Price          | \$1,130,000                           |
| Bedrooms       | 4                                     |
| Bathrooms      | 4.00                                  |
| Full Baths     | 3                                     |
| Half Baths     | 1                                     |
| Square Footage | 2,217                                 |
| Acres          | 136.77                                |
| Year Built     | 1986                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | 4 Level Split, Acreage with Residence |
| Status         | Active                                |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 54125 Range Road 165    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3N1                 |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Attached Carport, Double Garage Attached, Gravel Driveway |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum  |
| Appliances        | Built-In Oven, Built-In Range, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Free Standing, Gas  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Fire Pit, RV Hookup          |
| Lot Description   | Back Yard, Farm, Landscaped, Lawn, Pasture |
| Roof              | Asphalt Shingle                            |
| Construction      | None                                       |
| Foundation        | Poured Concrete                            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 98             |
| Zoning         | Rural District |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Digger Real Estate Inc. |
|----------------|-------------------------|

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