

# \$490,000 - 54005b Range Road 154, Rural Yellowhead County

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MLS® #A2256879

**\$490,000**

3 Bedroom, 2.00 Bathroom, 1,204 sqft  
Residential on 9.66 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to this stunning 2018 modular home set on a beautifully manicured 9.66-acre property, offering endless possibilities to create your dream acreage lifestyle. Whether you're looking to build a hobby farm, set up a horse property, or begin your homesteading journey, this property is ready for anything you can imagine. This home boasts modern finishes and features 3 spacious bedrooms and 2 well-appointed bathrooms, all move-in ready for your convenience. The bright, open layout ensures comfort and style at every turn, perfect for relaxing or entertaining. The newly constructed 30'x30' shop is a standout feature, newly installed overhead heater and plumbed for in-floor heating, offering a versatile space ideal for a workshop, storage, or housing your toys. The property is nicely treed, providing both privacy and charm, and with paved road access right to the driveway, convenience is a top priority. This exceptional property won't last long.

Built in 2018

## Essential Information

MLS® #	A2256879
Price	\$490,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,204
Acres	9.66
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	54005b Range Road 154
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3H3

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	BBQ gas line
Lot Description	Brush
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	September 15th, 2025
Zoning	RD

**Listing Details**

Listing Office                   CENTURY 21 TWIN REALTY

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