

\$429,900 - 53231 Range Road 75a, Rural Yellowhead County

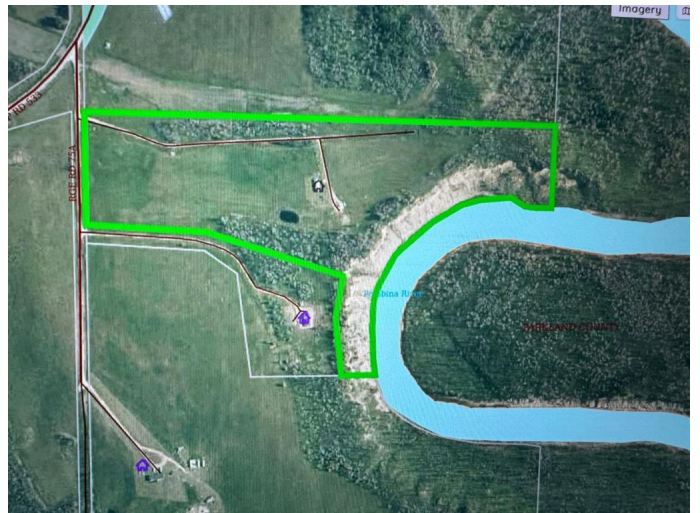
MLS® #A2269716

\$429,900

2 Bedroom, 1.00 Bathroom, 1,024 sqft
Residential on 43.34 Acres

NONE, Rural Yellowhead County, Alberta

RARE FIND! STUNNING RIVER FRONT PROPERTY WITH BREATHTAKING VIEWS OF THE PEMBINA RIVER! APPROX. 2 MINS FROM EVANSBURG, ALMOST ALL PAVEMENT TO THE PROPERTY, QUICK ACCESS JUST SOUTH OF HIGHWAY 16, ON A NO EXIT ROAD! This property boasts 43.34 acres of land that is partially fenced (fenced and cross fenced for animals). Abundance of wildlife to enjoy! There is a very cute, updated, and well maintained 1979 mobile home with 2 bedrooms, bright open concept living space to relax or entertain guests, 4 pc bath, laundry, and a super cozy mud room with a modern wood burning stove to provide extra warmth and comfort (space to sit there and enjoy the warmth with a good book/coffee). Updates include: tin roof, furnace, hot water tank, electrical, light fixtures, plumbing, paint, windows, doors, kitchen appliances, washer, dryer, bathroom, kitchen sink/counters/backsplash, luxury vinyl plank flooring throughout most of the home, exterior vinyl siding, well/septic is approx 10 yrs old, and more. Canoe on the pond or watch the ducks/geese float along. Make your own quadding trails, enjoy the abundance of wildlife (moose, deer, fox, coyotes, birds) that comes through the property regularly, and enjoy nature to the fullest! Approx \$2800 in lease revenue per year for power and Atco structure! This is a one of a kind property and



won't last long!

Built in 1979

Essential Information

MLS® #	A2269716
Price	\$429,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,024
Acres	43.34
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	53231 Range Road 75a
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T0E 0T0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected
Parking	Driveway, Off Street, RV Access/Parking
Is Waterfront	Yes
Waterfront	Pond, River Front, Waterfront

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings, Portable Dishwasher
Heating	Forced Air, Natural Gas, Wood Stove

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove, Entrance, Free Standing
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, No Neighbours Behind, Pasture, Views, Waterfront
Roof	Metal
Construction	Vinyl Siding
Foundation	Block, Wood

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	RD

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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