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

MLS® #E4437209

\$1,130,000

3 Bedroom, 3.50 Bathroom, 2,217 sqft Rural on 136.77 Acres

None, Rural Yellowhead, AB

Horse lovers and hockey fans rejoice! Located 6 miles NE of Edson on pavement, this 136.77-acre property boasts a unique outdoor arena that transforms from a horse riding ring into a winter hockey rink with Zamboni. The 4-bedroom, 4-bath home is upgraded with hardwood, appliances, furnace, and hot water tank. Includes an 85'x46' barn/shop, heated garage, storage shed, and 3-stall carport. Two titles, second serviced site, stock waterers, scenic views, and a large east-facing deck make this the ultimate year-round family and hobby farm property.



Essential Information

MLS® # E4437209

Price \$1,130,000

Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,217

Acres 136.77

Year Built 1986

Type Rural

Sub-Type Detached Single Family

Style 4 Level Split







Status Active

Community Information

Address 54125 Range Road 165

Area Rural Yellowhead

Subdivision None

City Rural Yellowhead

County ALBERTA

Province AB

Postal Code T7E 3N1

Amenities

Features Deck, Detectors Smoke, Hot Water Natural Gas

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 4

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Cross Fenced, Fenced, Flat Site, Landscaped, Schools, Shopping

Nearby

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed May 16th, 2025

Days on Market 160

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 4:32am MDT