\$729,000 - 53508 Range Road 92, Rural Yellowhead

MLS® #E4441448

\$729,000

5 Bedroom, 2.50 Bathroom, 1,432 sqft Rural on 109.22 Acres

None, Rural Yellowhead, AB

Charming bungalow with detached oversized triple garage (50Wx33L, heated, 220V, sewer roughed in) & shop (35Wx55L, 110V) on 100 acres, less than half a km north of Wildwood. This 1434 sqft (plus full basement) home features upgrades throughout including new furnace & hot water tank, updated flooring, appliances, sinks & bathrooms. On the main: living room w/ large east-facing windows, bright dining room, wrap-around kitchen w/ built-in dishwasher & plenty of countertop, large pantry, main floor laundry, 2-piece powder room and 3 bedrooms including the owner's suite w/ 4-pc ensuite. In the basement: 2 additional bedrooms, 4-pc bathroom w/ washer/dryer and cheater door, family room w/ insert for future gas fireplace, den and cold room. Outside: covered front porch, private tree-sheltered yards, horse shelter w/ fenced areas for livestock. Massive acreage bordered by Lobstick River to the south, very close to Chip Lake to the west, short walk to the amenities of Wildwood & easy access to Yelllowhead HWY 16.







Built in 1973

Essential Information

MLS® # E4441448 Price \$729,000 Bedrooms 5

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,432

Acres 109.22

Year Built 1973

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 53508 Range Road 92

Area Rural Yellowhead

Subdivision None

City Rural Yellowhead

County ALBERTA

Province AB

Postal Code T0E 2M0

Amenities

Features Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, No Smoking

Home, R.V. Storage, Workshop

Parking Spaces 6

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Cross Fenced, Environmental Reserve, Fenced, Park/Reserve,

Playground Nearby, Private Fishing, River View, Schools, Shopping Nearby, Stream/Pond, Treed Lot, Vegetable Garden, Waterfront

Property, Partially Fenced

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed June 10th, 2025

Days on Market 135

Zoning Zone 90

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