



54125 Range Road 165
Rural Yellowhead County, Alberta

MLS # A2223497



\$995,000

| | | | |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split, Acreage with Residence | | |
| Size: | 2,217 sq.ft. | Age: | 1986 (40 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Attached Carport, Double Garage Attached, Gravel Driveway | | |
| Lot Size: | 136.77 Acres | | |
| Lot Feat: | Back Yard, Farm, Landscaped, Lawn, Pasture | | |

| | | | |
|--------------------|------------------------------------------|-------------------|----------------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | Dugout, Well |
| Floors: | Hardwood, Laminate, Linoleum | Sewer: | Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 8-54-16-W5 |
| Exterior: | None | Zoning: | Rural District |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum | | |

Inclusions: n/a

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