53305 Range Road 165
Rural Yellowhead County, Alberta

MLS # A2237266

$765,000

Division:	NONE
Type:	Residential/House
Style:	2 Storey, Acreage with Residence
Size:	3,925 sq.ft. **Age:** 1982 (43 yrs old)
Beds:	5 **Baths:** 4
Garage:	Double Garage Attached, RV Access/Parking
Lot Size:	19.00 Acres
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Lands

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	**Sewer:**	Holding Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial, Unfinished	**LLD:**	18-53-16-W5
Exterior:	Stucco, Wood Frame	**Zoning:**	RD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Sump Pump(s)		

Inclusions:	N/A

Estate Sale! Priced Below Appraised Value (Feb 2025). Discover this stunning 3,975 sq ft custom two-storey home set on 19 private acres, just 5 minutes from Edson. Ideally located along Highway 16 and the McLeod River, this spacious 5-bedroom, 4-bathroom home offers the perfect blend of comfort, privacy, and convenience. Enjoy a massive heated attached garage (30'W x 50'L x 12'H) with two overhead doors and ample storage. Recent upgrades include quartz countertop in kitchen, a gas stove and new appliances, new shingles 2019, updated exterior stairs, and a new deck. The property also offers potential for additional income from roadside signage—currently generating $12,000/year. The buyer would need to negotiate their own agreement to continue this revenue stream. Seller considered updating the upstairs flooring but chose to leave that decision to the new owners—allowing you to customize it to your taste. Offered as is, renovations are 70-80% complete, with owner financing available to the right buyer. Security cameras are included, and much of the furniture is negotiable or available for purchase separately. Extremely private and truly one-of-a-kind, this property must be seen in person to be fully appreciated!