



GRASSROOTS
REALTY GROUP

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53403, Range Road 164
Rural Yellowhead County, Alberta

MLS # A2251824



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,279 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Quad or More Detached		
Lot Size:	9.09 Acres		
Lot Feat:	Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-53-16-W5
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, French Door		

Inclusions: Hot tub, fruit trees, fire pit, wood working shop

5 Minutes from Edson! This extremely private acreage sits on a quiet dead-end road with only 0.4 km of gravel and is within walking distance to the river. The home has undergone extensive renovations, including a brand-new electrical panel in 2025, new shingles in 2022, and major 2024 upgrades such as new flooring on the main floor and parts of the basement, a stunning ensuite with double vanity and double shower, a custom walk-in closet, and additional bathroom, storage, and utility rooms in the basement. Basement ceilings were partially redone, and modern touches like new floodlights and ceiling fans have been added. The basement also features new windows and doors, along with a refreshed main bathroom. The property showcases meticulous landscaping with mature and fruit trees, a cozy fire pit perfect for family gatherings, and a covered deck complete with a built-in hot tub for year-round relaxation. Inside, the open concept layout offers peninsula seating, an induction cooktop with stylish hood fan, a built-in oven, and abundant natural light streaming through large windows and double glass doors. The primary suite is a true highlight, with new his-and-her closets leading to a spa-like ensuite featuring a unique double shower with separate temperature controls and a sleek double vanity. This property blends modern updates with peaceful acreage living, offering privacy, convenience, and comfort just minutes from town. A rare find so close to Edson—don't miss this opportunity!