



**55111 Range Road 160A**  
**Rural Yellowhead County, Alberta**

**MLS # A2299120**



**\$689,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,700 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Converted Garage, Double Garage Attached		
<b>Lot Size:</b>	80.30 Acres		
<b>Lot Feat:</b>	Brush, Cleared, Creek/River/Stream/Pond, Farm, Front Yard, Gentle Sloping,		

<b>Heating:</b>	Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum, Tile, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	12-55-16-W5
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Framing	<b>Zoning:</b>	RD
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	Electricity Connected, Propane
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	10'X24' Animal shelter		

Welcome to this exceptional 80-acre property perfectly set up for horse or cattle enthusiasts, offering privacy, functionality, and a true rural lifestyle. Ideally located 20 minutes north east of Edson at the end of a no-exit road and bordered by Crown land on two sides. This property provides outstanding seclusion, recreation, and hunting opportunities. The 2010 modular bungalow on an ICF basement offers a bright and functional layout. The main floor features 3 bedrooms and 2 bathrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite with jetted tub. The open-concept kitchen, dining, and living area is perfect for everyday living and entertaining, complete with an island and direct access to the 28' x 14' wood deck. The partially developed walkout basement adds even more living space with a large fourth bedroom (with potential for an additional bedroom/office), a spacious family/games room, and a third bathroom roughed-in with materials included. A double-walled wood stove (2014) adds warmth and charm, while custom wood stairs and railing—crafted from timber sourced directly from the property, brings a unique, rustic touch. The attached garage is currently utilized as functional interior space, ideal for storage, a gym, or hobby area. This property is truly turnkey for livestock or equestrian use, featuring:

- Large shop/barn 220 wiring
- New hay shed (2025)
- Wood shed and additional outbuildings
- RV hookup with sewer
- Treated rail fencing at entry and yard
- Raised garden beds
- Horse shelter(s) and riding arena
- 6 horse pens some including wind fencing
- Waterer in barnyard (~2 acres)
- 4 fenced pastures (~44 acres) with water access
- ~30 acres of hayfield
- Home site on ~4 acres fenced
- Recent

updates include - added gravel to driveway (2024), sand added to pens (2024), and landscaping with new trees around Home(2023). Home upgrades include new vinyl plank flooring (2025), drywall updates in two bedrooms, asphalt shingles (2019), hot water tank (2020), washer/dryer (2020), microwave/fan over stove (2026), entry waterproof flooring (2019), and basement renovations (2017). Saddle up!! This 80 acre parcel is built for horse lovers, its a clean, well-maintained, and thoughtfully developed property offering everything you need to enjoy country living at its finest!