



**53411 Range Road 161**  
**Rural Yellowhead County, Alberta**

**MLS # A2302241**



**\$628,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,541 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	15.22 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-53-16-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** pump shed, garden shed, Small equipment shed, large shelter, 2 automatic stock waterers

Escape to your own private retreat on 15.22 acres in Yellowhead County, where space, functionality, and peaceful surroundings come together just minutes from town. Perfectly located 15 minutes from Edson, this property offers the perfect balance of rural living with convenient access to shopping, schools, and everyday amenities. The home features a bright and inviting main floor with a spacious living room, dining area, and a functional kitchen designed for both daily living and entertaining. Large windows throughout bring in natural light and showcase the beauty of the surrounding landscape. The primary bedroom offers a comfortable retreat complete with a private ensuite, while additional bedrooms provide flexibility for family, guests, or a home office. The fully developed lower level expands your living space with a generous family room, ideal for relaxing or hosting, along with ample storage and utility space to keep everything organized. With its layout and separation from the main living areas, the basement also offers excellent potential to be income generating or used as a secondary living space. Designed with rural living in mind, the property is fenced and cross-fenced, making it well suited for livestock or hobby farming. Equestrian and agricultural features include a hay field, barn with lean to, a large shelter, and two automatic stock waterers, providing convenience year round. Step outside and take in the full potential of this parcel, offering endless opportunities for outdoor living, recreation, or expansion. Whether you're looking for space for animals, equipment, or simply a quiet place to unwind, this property delivers. Enjoy the best of both worlds with serene acreage living just a short drive from Edson, offering all the amenities you need while maintaining a peaceful rural lifestyle.