



53223 Range Road 183
Rural Yellowhead County, Alberta

MLS # A2146086



\$689,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,360 sq.ft.	Age:	1950 (74 yrs old)
Beds:	5	Baths:	1
Garage:	Carport, Double Garage Detached, Gravel Driveway		
Lot Size:	151.79 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lake, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-53-18-W5
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Bookcases		

Inclusions: Safe in Upstairs Bedroom, Guest Home - 1974 Holiday Trailer with Addition on Skids with Refrigerator, Propane Stove, Propane Wall Oven

Welcome to this breathtaking 151.79-acre country acreage, where natural beauty and rural charm come together to create the perfect retreat. This expansive property offers mostly fenced land, ideal for farming, livestock, or simply enjoying the open space and privacy of this rural setting. This two-story home features five bedrooms, two bathrooms, a roomy kitchen and living areas on the main level, which is ideal for gatherings, plus a second family room in the basement for the kids to entertain their friends. Upgrades include paint, flooring, trim, new furnace motor in 2024, Electrical upgrades in 1995, Plumbing fixtures, Tin roof is 10 years old and windows were upgraded 5 years ago. Enjoy your morning coffee on the huge wrap around deck while enjoying the beautiful views of the surrounding landscape. 32x36 Garage offers plenty of space for vehicles, tools, equipment or your recreation toys. There is additional covered parking in the large hay shed and it is perfect for sheltering animals. The property features a natural spring that flows year-round through the property and provides a natural water source for animals and irrigation. Land is mostly fenced (100 yards not fenced) and ideal for horses. Located right off pavement for easy access year-round and just 5 minutes west of the Town of Edson. This country acreage is a rare find, offering the perfect blend of functional farming space, natural beauty, and comfortable living. Whether you're looking to start a farm, expand your agricultural operations, or simply enjoy the tranquility of country life, this property has it all. There is also just over \$5000.00 annual lease revenue.