



**GRASSROOTS**  
REALTY GROUP

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**53527 Range Road 181A**  
**Rural Yellowhead County, Alberta**

**MLS # A2203839**



**\$850,000**

|                    |   |               |  |
|--------------------|---|---------------|--|
| <b>Division:</b>   | NONE  |               |  |
| <b>Type:</b>       | Residential/Manufactured House                          |               |  |
| <b>Style:</b>      | Acreage with Residence, Bungalow                        |               |  |
| <b>Size:</b>       | 1,529 sq.ft.  | <b>Age:</b>   | 1998 (27 yrs old)  |
| <b>Beds:</b>       | 3   | <b>Baths:</b> | 2  |
| <b>Garage:</b>     | RV Access/Parking, Triple Garage Detached               |               |  |
| <b>Lot Size:</b>   | 35.43 Acres   |               |  |
| <b>Lot Feat:</b>   | Back Yard, Brush, Front Yard, Garden, Landscaped, Treed |               |  |
| <b>Heating:</b>    | Forced Air, Natural Gas                                 |               | <b>Water:</b> Well   |
| <b>Floors:</b>     | Ceramic Tile, Laminate                                  |               | <b>Sewer:</b> Septic System                                    |
| <b>Roof:</b>       | Asphalt Shingle   |               | <b>Condo Fee:</b> -  |
| <b>Basement:</b>   | None  |               | <b>LLD:</b> 35-53-18-W5  |
| <b>Exterior:</b>   | Veneer, Vinyl Siding                                    |               | <b>Zoning:</b> RD  |
| <b>Foundation:</b> | Piling(s), See Remarks                                  |               | <b>Utilities:</b> Electricity Connected, Natural Gas Connected |

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Walk-In Closet(s)

**Inclusions:** 2- outbuildings, Sea Can

Welcome to 53527 Range Road 181A—an exceptionally well-maintained 1998 modular home nestled on 35.43 acres of peaceful, private countryside in Yellowhead County. This beautiful acreage offers a perfect blend of comfort, and functionality. The home features vaulted ceilings, creating a bright and airy atmosphere, with a sunken living room centered around a cozy gas fireplace. The kitchen is a chef’s dream with ceramic tile countertops, a center island with eat-up bar, and four newer appliances including a refrigerator with water/ice, stove, built-in dishwasher, and microwave/hood fan. The spacious primary bedroom includes a walk-in closet, and a 4-piece ensuite complete with deep soaker tub and updated tile surround. Both bathrooms have been fully renovated with modern tile countertops and fixtures. Recent upgrades include a new roof, eavestroughs, and attractive faux stone veneer on the front exterior. Outdoors, the property is equally impressive with landscaped lawns, rock garden, a raspberry patch, mature trees, walking trails, and a circular gravel driveway with a secure steel gate. The highlight is a massive 54' x 80' shop (built in 2015), featuring radiant heat, two overhead doors (including a 16' high door), a walk-in cooler (chiller required), 3-piece bathroom, mezzanine office with sink, and an expansive 82.78 m<sup>2</sup> deck. Additional outbuildings include a walk-in cooler shed with CoolBot system, an insulated and heated workshop, a Sea Can, and a tarp shelter for extra storage or workspace. Located just 800m from pavement, this versatile property is ideal for those seeking rural serenity without sacrificing convenience. A true gem for hobbyists, entrepreneurs, or anyone craving space, privacy, and potential. Additional Feature Sheet is available from your REALTOR.

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