

\$575,000 - 53418 Range Road 120, Rural Yellowhead County

MLS® #A2245699

\$575,000

3 Bedroom, 2.00 Bathroom, 1,679 sqft
Residential on 41.30 Acres

NONE, Rural Yellowhead County, Alberta

Horse lover's Dream Acreage with 2 BEAUTIFUL HOMES & GORGEOUS NEW BARN! Offers PRIVACY and features 41.3 acres in a great location: Approx 5 minutes East of Niton Junction, 30 min East of Edson, and 1.5 hrs West of Edmonton. Access is Directly South of Hwy 16 (North side of property borders Hwy 16). Great for Truckers, or those who want Hwy frontage for a business (County Approval Required for a business) - The opportunities are endless! The oversized LIKE NEW manufactured home is a SHOW STOPPER - delivered and set up in Spring 2024, 22'Wx76', with 3 bedrms, 2 full bathrooms, GORGEOUS open concept living/dining/kitchen space perfect for entertaining/family dinners, family room/rec rm, & laundry/storage room. This home has beautiful neutral color palette and has a very modern/stylish design. The kitchen is a chef's dream, has HUGE island you can eat at, stainless appliances, abundance of cabinets, & pantry. Beaming with natural light through out! Primary bedrm is very spacious with room for a king bed & furniture, walk in closet, 5 pc spa like ensuite with double sinks & oval soaker tub. At the other end of the home you will find the 2nd & 3rd bedroom, main 4 pc bath, and the family/rec room. 2 entrances. Gas BBQ line. Front and backyard to enjoy. The second home is a beautiful one level 1987 Bungalow with many updates, and features: 3



bedrooms, 2 bathrooms (4pc and 3pc), office/storage room with a window, laundry room with new washer/dryer, open concept living/dining/kitchen, 2 entrances, and high ceilings! The bright kitchen is very spacious with an abundance of cabinets and counter space - any chef would be pleased! The kitchen/dining/living room has beautiful hardwood flooring! This home has seen numerous updates: (~ 4 yrs Refrigerator, Range, hot water tank, BRAND new Washer/Dryer), furnace ~ 12 yrs (parts updated in Winter 2022), windows, flooring, bathrooms, siding, shingles, most fencing, and more! There are 2 septic systems - new septic system installed for the manufactured home. There's 2 separate power meters, 1 gas meter & a drilled that provides ample water for both homes. Set up for horses: FENCED & CROSS FENCED for horses (approx 20 acres), HUGE NEWER 98'x153' RIDING ARENA, 40' Round Pen, Square Pen, water Hydrant and Auto Waterer (2 separate lines), a Creek that runs behind the trees at the far West side, 3 Phase Power Transmission lines are on the property generating an income of \$875 per year. 2 Storage sheds (one is insulated & drywalled and could have power). Lots of parking for vehicles/RV's. Many trees & cleared space to enjoy. This is an amazing property at a great price!! BARN DETAILS: 220 ran, Stall 10'x12', Tack room 10'x12', Open space 22'x24', Loft 12'x24', balcony 10'x24'. Stall & tack room are insulated. Barn electrical & light fixtures will be completed soon. Permanent rail fence with 12' gate will be installed soon at the barn area. Where barrel is, there's a water line underground for an auto waterer, just needs electrical ran.

Built in 2022

Essential Information

MLS® #	A2245699
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,679
Acres	41.30
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	53418 Range Road 120
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 5A5

Amenities

Parking	Driveway, Gravel Driveway, RV Access/Parking, Other
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Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Brush, Cleared, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Other

Additional Information

Date Listed August 5th, 2025
Days on Market 21
Zoning RD

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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