

# **\$729,000 - 53508 Range Road 92, Rural Yellowhead**

MLS® #E4441448

**\$729,000**

5 Bedroom, 2.50 Bathroom, 1,432 sqft

Rural on 109.22 Acres

None, Rural Yellowhead, AB

Charming bungalow with detached oversized triple garage (50Wx33L, heated, 220V, sewer roughed in) & shop (35Wx55L, 110V) on 100 acres, less than half a km north of Wildwood. This 1434 sqft (plus full basement) home features upgrades throughout including new furnace & hot water tank, updated flooring, appliances, sinks & bathrooms. On the main: living room w/ large east-facing windows, bright dining room, wrap-around kitchen w/ built-in dishwasher & plenty of countertop, large pantry, main floor laundry, 2-piece powder room and 3 bedrooms including the owner's suite w/ 4-pc ensuite. In the basement: 2 additional bedrooms, 4-pc bathroom w/ washer/dryer and cheater door, family room w/ insert for future gas fireplace, den and cold room. Outside: covered front porch, private tree-sheltered yards, horse shelter w/ fenced areas for livestock. Massive acreage bordered by Lobstick River to the south, very close to Chip Lake to the west, short walk to the amenities of Wildwood & easy access to Yellowhead HWY 16.

Built in 1973

## **Essential Information**

MLS® # E4441448

Price \$729,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	109.22
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	53508 Range Road 92
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 2M0

### **Amenities**

Features	Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, No Smoking Home, R.V. Storage, Workshop
Parking Spaces	6

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Environmental Reserve, Fenced, Park/Reserve, Playground Nearby, Private Fishing, River View, Schools, Shopping Nearby, Stream/Pond, Treed Lot, Vegetable Garden, Waterfront Property, Partially Fenced

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	75
Zoning	Zone 90

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