

# \$1,130,000 - 54125 Range Road 165, Rural Yellowhead County

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MLS® #A2223497

**\$1,130,000**

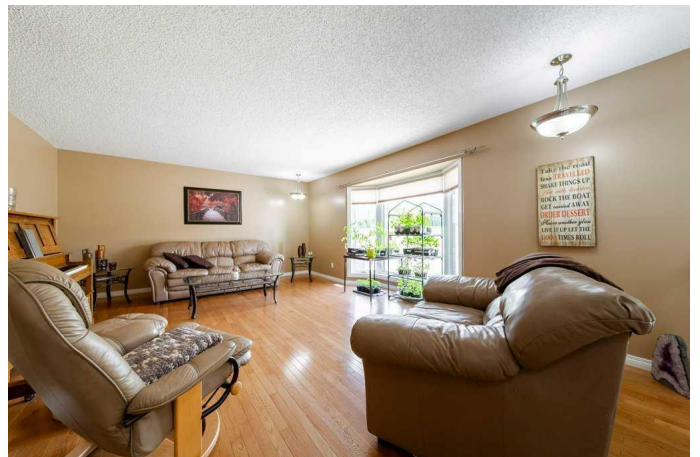
4 Bedroom, 4.00 Bathroom, 2,217 sqft  
Residential on 136.77 Acres

NONE, Rural Yellowhead County, Alberta

**Equestrian & Recreational Lifestyle Focus:**

This amazing 136.77-acre acreage, located just 6 miles northeast of Edson on pavement, is a rare find for equestrian families or outdoor enthusiasts. The upgraded 4-bedroom, 4-bath home features hardwood flooring, newer appliances, a high-efficiency furnace, and a new hot water tank. The showpiece of the property is the professionally designed outdoor arena that doubles as a winter hockey rink—Zamboni included! Perfect for year-round fun. The land is split into two titles (11.69 & 125.08 acres) and includes outbuildings ready for livestock or recreation: a massive 85'™x46'™ two-story barn/shop, a heated 24'™x26'™ garage, a 3-stall carport, and a 12'™x24'™ storage shed. Two automatic stock waterers and a circular gravel driveway enhance usability. A second serviced homesite is ready for future expansion, making this an ideal multi-family or investment setup. Take in gorgeous views and spot local wildlife from your east-facing deck. Bonus: \$3,500/year in oil revenue offsets your costs. Everything is in place—just bring your horses or hockey gear! Property features three drilled water wells and a dugout, providing ample and reliable water sources for agricultural or residential use.

Built in 1986



## Essential Information

MLS® #	A2223497
Price	\$1,130,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,217
Acres	136.77
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

## Community Information

Address	54125 Range Road 165
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3N1

## Amenities

Parking Spaces	2
Parking	Attached Carport, Double Garage Attached, Gravel Driveway
# of Garages	2

## Interior

Interior Features	Central Vacuum
Appliances	Built-In Oven, Built-In Range, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Fire Pit, RV Hookup
Lot Description	Back Yard, Farm, Landscaped, Lawn, Pasture
Roof	Asphalt Shingle
Construction	None
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	75
Zoning	Rural District

**Listing Details**

Listing Office	Digger Real Estate Inc.
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