

## \$595,000 - 53312 Range Road 105, Rural Yellowhead

MLS® #E4391809

**\$595,000**

4 Bedroom, 2.00 Bathroom, 1,270 sqft

Rural on 159.01 Acres

None, Rural Yellowhead, AB

Every farm has a first chapterâ€”make yours here. This 160-acre property, just 4 km south of Chip Lake in Yellowhead County, is built for beginnings. Set at the end of a quiet road and just 2 minutes from pavement, it offers peace, privacy, and potential. Start your day in the 3-bedroom, 2.5-bath bungalow with a full basementâ€”perfect for family life or future expansion. The oversized attached garage has been converted into a farm product processing area, giving you a head start on value-added ventures. Outside, a massive 40â€™x80â€™ steel-clad shop with 220v power stands ready for equipment, livestock, or projects. Youâ€™ll find 9 steel corrals, 4 automatic stock waterers, and open-faced animal shelters (24â€™x40â€™ and 24â€™x50â€™) already in place. Whether youâ€™re raising cattle, horses, or goats, the infrastructure is here. Itâ€™s more than just landâ€”itâ€™s a launchpad for your ranching dream and a future youâ€™ll be proud to build.

Built in 1974

### Essential Information

MLS® # E4391809

Price \$595,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,270                  |
| Acres          | 159.01                 |
| Year Built     | 1974                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 53312 Range Road 105 |
| Area        | Rural Yellowhead     |
| Subdivision | None                 |
| City        | Rural Yellowhead     |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0E 2M0              |

### Amenities

|          |   |
|----------|---|
| Features | Greenhouse, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, Workshop |
|----------|---|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Cross Fenced, Fenced, Landscaped, Shopping Nearby |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2024 |
| Days on Market | 453            |
| Zoning         | Zone 90        |

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