

## **\$389,900 - 53421a Rge Rd 133a, Rural Yellowhead**

MLS® #E4448808

**\$389,900**

4 Bedroom, 2.50 Bathroom, 1,302 sqft

Rural on 3.89 Acres

None, Rural Yellowhead, AB

Here's an excellent 3.8 acre property located just off Hwy 16 by Carrot Creek! This is a 1,305 SqFt +/-, 4 bed 3 bath Bungalow includes a 4-piece ensuite with a jetted tub just off the master bathroom. New flooring throughout most of the main floor. There's a fully developed walkout basement with a large family room that's great for entertaining, a large walk-in pantry and utility/storage room & 2 spacious bedrooms. Enjoy the front & double back decks and the open yard with mature fruit trees and fire pit. The 28x32 double detached garage is heated by radiant heat and ample parking make this property great for commercial drivers. Prime Commercial hwy exposure for advertising is a major bonus or you can just enjoy the beautifully landscaped yard and access to local trails for Recreational use. Power outages...no problem. This house is completely wired for generator giving the buyer peace of mind. Niton Junction has an outdoor pool and is only 5 min away. Edson is 25 min away which has everything you need!

Built in 1960

### **Essential Information**

MLS® # E4448808

Price \$389,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	3.89
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53421a Rge Rd 133a
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 5G4

### Amenities

Features	Deck, Dog Run-Fenced In, Fire Pit, Front Porch, R.V. Storage, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Hot Water, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Schools
Construction	Wood
Foundation	Wood

### Additional Information

Date Listed July 19th, 2025

Days on Market 9

Zoning Zone 70

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