

# \$265,500 - 2, 56031 Range Road 153, Rural Yellowhead County

---

MLS® #A2236401

**\$265,500**

0 Bedroom, 0.00 Bathroom,  
Land on 8.35 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to your perfect escape, where serenity and adventure intertwine and everyday worries melt away. Nestled in the trees on this 8+ acre property youâ€™ll find a charming 2-bedroom cabin that was completed in 2017, it has power and a woodstove and comes fully furnished, a campsite area with 2 RVâ€™s, wooden patios, a gazebo, fire pit area, storage sheds, an outdoor shower, an outhouse, room for another RV, lots of trails cleared, and great neighbours. Discover the tranquility as you awake to the gentle rustle of leaves, sunlight streaming through a canopy of emerald green, and the song of the birds welcoming the day. Adventure awaits - wander along the scenic trails through the trees or grab your paddleboard/kayak and head out for a peaceful float on the nearby lakes (Long Lake or Shiningbank Lake) Try your luck with fishing as these lakes allow motorized boats. Miles of Crown Land nearby for ATV adventures. Return after a day of memory making, cook supper in the common area and enjoy the evening around the fire pit. Whether youâ€™re looking for a weekend getaway, or a retreat to recharge your spirit, this camping haven is the answer. Development possible for a year-round living space in addition to the camping area. Discover tranquility - unplug, unwind, and reconnect with nature and make this you get-a-way retreat!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2236401         |
| Price     | \$265,500        |
| Bathrooms | 0.00             |
| Acres     | 8.35             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2, 56031 Range Road 153 |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3R6                 |

## Amenities

|           |                                |
|-----------|--------------------------------|
| Utilities | Electricity Available, Propane |
|-----------|--------------------------------|

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Lighting, Outdoor Shower, Private Yard, Storage                       |
| Lot Description   | Garden, Gazebo, Irregular Lot, Lawn, Pie Shaped Lot, Private, Treed, Brush, Yard Lights |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 40             |
| Zoning         | CRD            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.