

# \$569,000 - 53202a Range Road 152, Rural Yellowhead County

MLS® #A2243548

**\$569,000**

4 Bedroom, 2.00 Bathroom, 1,125 sqft  
Residential on 30.00 Acres

NONE, Rural Yellowhead County, Alberta

The WOW Factor is Here! This incredible property offers two homes, a massive 75x35 ft shop, and a registered, regulated fish pond that's 30 feet deep – perfect for hobbyists or simply enjoying your private stocked pond.

The main home, built in the 1970s, features 4 bedrooms and 2 bathrooms, while the second home, built in 1996, offers 2 bedrooms and 1 bathroom – ideal for extended family, guests, or potential rental income. Both homes have brand new septic systems installed in 2024, providing peace of mind and modern efficiency.

Whether you’re an outdoor enthusiast, need space for a home-based business, or are looking for a unique multi-home setup, this property delivers. Opportunities like this don't come around often!

Built in 1970

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2243548  |
| Price      | \$569,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                                  |
|----------------|----------------------------------|
| Square Footage | 1,125                            |
| Acres          | 30.00                            |
| Year Built     | 1970                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 53202a Range Road 152   |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3C7                 |

### **Amenities**

|              |                       |
|--------------|-----------------------|
| Parking      | Quad or More Detached |
| # of Garages | 5                     |

### **Interior**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Jetted Tub                                           |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer           |
| Heating           | Central, Fireplace(s), Forced Air, Natural Gas, Wood |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Wood Burning                                         |
| Has Basement      | Yes                                                  |
| Basement          | Finished, Full                                       |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Lawn, Creek/River/Stream/Pond, Gentle Sloping, Native Plants |
| Roof              | Asphalt Shingle                                              |
| Construction      | Mixed                                                        |
| Foundation        | Poured Concrete                                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 22              |
| Zoning         | RD              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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