

# \$736,000 - 54025 Range Road 180, Rural Yellowhead County

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MLS® #A2199563

**\$736,000**

4 Bedroom, 3.00 Bathroom, 1,539 sqft  
Residential on 18.24 Acres

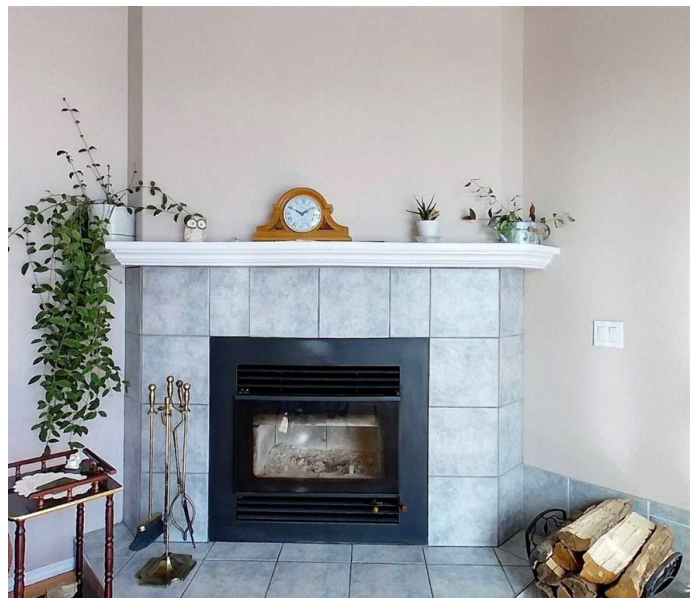
NONE, Rural Yellowhead County, Alberta

This is a forever home! Sitting on 18.24 acres this 1539 sq ft home has everything a family could need. The main floor has an open living, dining and kitchen space with high ceilings and large windows to make the home perfect for gatherings with loved ones. Enjoy the wood burning fireplace in the living room when it's cool or cool off on the large deck when it's warm! Retreat to the spacious primary bedroom that boasts a large window, walk in closet and well appointed ensuite. There are 2 secondary bedrooms and an additional bathroom on the main floor. Storage is plentiful with a walk in closet at the side entrance as well as space that can be used as a pantry or the perfect drop zone for the family. The bright walk out basement has a massive rec room, a 4th bedroom, a 3rd bathroom, laundry room, utility and more storage! Outside is a paradise and is landscaped with beautiful flowers and trees. There is a 2 car garage, greenhouse and a storage shed. Grow your own veggies in the large, fenced garden. This is a spectacular property, close to town with pavement most of the way!

Built in 2004

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2199563  |
| Price  | \$736,000 |



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,539                            |
| Acres          | 18.24                            |
| Year Built     | 2004                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 54025 Range Road 180    |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3M3                 |

### Amenities

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Utilities    | Electricity Connected, Sewer Connected, Water Connected, Propane |
| Parking      | Double Garage Detached, Off Street, Parking Pad                  |
| # of Garages | 2                                                                |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Storage, Tankless Hot Water, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings                           |
| Heating           | Forced Air, Propane                                                                           |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Wood Burning                                                                                  |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Partially Finished, Walk-Out                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage |
|-------------------|-------------------------------------------------|

|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| Lot Description | Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Many Trees, Private |
| Roof            | Asphalt Shingle                                                           |
| Construction    | Vinyl Siding, Wood Frame                                                  |
| Foundation      | Poured Concrete                                                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 47              |
| Zoning         | RD              |

### **Listing Details**

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

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