

## \$289,900 - 53127 Range Road 93, Rural Yellowhead

MLS® #E4429728

**\$289,900**

3 Bedroom, 2.00 Bathroom, 1,311 sqft

Rural on 4.59 Acres

None, Rural Yellowhead, AB

Looking for an affordable acreage with endless potential? This 4.59 acre parcel of land offers a unique opportunity for those seeking rural tranquility. The home has been well maintained and offers lots of natural light. Upgrades in the home include a new electric hot water tank, newer furnace, and new shingles. Double garage has a concrete floor, is insulated and has its own electrical box for power. The dugout/pond is spring fed and ready for fish! Toboggan hill is a huge bonus in the winter. Other features on this property include a fire pit area, flower beds, old log house used for storage, storage shed, new septic tank lid, and mature trees. Ready to develop your own private retreat! Conveniently located only 3KM off of HWY 16.

Built in 1990

### Essential Information

MLS® #	E4429728
Price	\$289,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,311
Acres	4.59
Year Built	1990



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53127 Range Road 93
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0J 1J0

### Amenities

Features	See Remarks
----------	-------------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	No Through Road, Private Setting, Treed Lot, See Remarks
Foundation	Block

### Additional Information

Date Listed	April 7th, 2025
Days on Market	29
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 5:02pm MDT