

# \$575,000 - 53416 Range Road 175a, Rural Yellowhead County

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MLS® #A2225647

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,757 sqft  
Residential on 9.88 Acres

NONE, Rural Yellowhead County, Alberta

Bright and spacious 4-bedroom family home on 9 acres close to town on Grande Prairie Trail. A large entry welcomes guests to the main floor great room with vaulted ceilings, hardwood maple floors, and a gas fireplace. The bright kitchen has a huge multi-level island and maple cabinets. The great room is wrapped with a 700 square foot deck with mountain views. A spacious master bedroom has 4 closets, a dressing room, 4-piece ensuite, and a private cedar sauna. Just down the hall is another full bathroom and bedroom. The basement to this bi-level is super bright with 9' ceilings, large windows, and in-floor heat. The huge 30' family room with vinyl plank flooring and a second gas fireplace can be enjoyed by the whole family, or split into more bedrooms if needed. Down the hall are 2 more bedrooms, a full bathroom, and a full laundry room with sink. The yard features tons of storage space with an attached double garage, car shed, and under-deck storage for gardening equipment. With almost 10 acres of private trees and gardens, this property is perfect for a family looking for an acreage close to town.

Built in 1995

## Essential Information

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Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,757
Acres	9.88
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	53416 Range Road 175a
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3L7

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Sauna
Appliances	Dishwasher, Dryer, Freezer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Lawn, Many Trees, Private, Fruit Trees/Shrub(s)

Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	35
Zoning	RD

**Listing Details**

Listing Office	ALPINE REALTY 3%
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