

# \$70,000 - 28, 53209 Range Road 183, Rural Yellowhead County

---

MLS® #A2241486

**\$70,000**

4 Bedroom, 2.00 Bathroom, 1,590 sqft  
Mobile on 0.00 Acres

NONE, Rural Yellowhead County, Alberta

This 4 bedroom 2 bathroom home includes large kitchen with lots of counter space and large pantry and a primary bedroom oasis with gas fireplace, large ensuite and private deck. Brand new peaked roof installed May 2025. Kitchen was renovated in 2019 and includes drinking water filtration and great spice storage beside the fridge. This home is for its next family with "locker style" storage for everyone, greenhouse for the gardener and fully fenced yard for children and pets. Relax under the covered deck or out by the firepit. Large lot with many trees in a family friendly mobile park.

Built in 1979



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2241486                |
| Price          | \$70,000                |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,590                   |
| Acres          | 0.00                    |
| Year Built     | 1979                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 28, 53209 Range Road 183 |
| Subdivision | NONE                     |
| City        | Rural Yellowhead County  |
| County      | Yellowhead County        |
| Province    | Alberta                  |
| Postal Code | T7E 3B2                  |

## Amenities

|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                                                                                                         |
| Parking        | Gravel Driveway, Parking Pad                                                                                                                              |

## Interior

|                 |                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                    |
| Fireplace       | Yes                                                                                        |
| # of Fireplaces | 1                                                                                          |
| Fireplaces      | Gas, Master Bedroom                                                                        |

## Exterior

|      |       |
|------|-------|
| Roof | Metal |
|------|-------|

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 95              |

## 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.