

\$649,000 - 54416 Range Road 153, Rural Yellowhead County

MLS® #A2251643

\$649,000

3 Bedroom, 3.00 Bathroom, 3,036 sqft
Residential on 12.71 Acres

NONE, Rural Yellowhead County, Alberta

Private Riverfront Retreat â€” 12.71 Acres

Welcome to your own slice of paradise! This 12.71-acre property offers privacy, river access, and the perfect mix of modern updates and outdoor living.

Inside youâ€™ll find 3 bedrooms and 3 bathrooms, including an ensuite, with many upgrades throughout. The home features all new matching appliances, a brand-new front door and bedroom doors, plus plumbed-in air conditioning and central vac for convenience. The exterior was refreshed in 2021 with new siding, shingles, and fascia, giving the home a crisp, updated look.

Step outside and enjoy everything this acreage has to offer:

Conveniently hunt and fish from your own backyard

Walking trail along the river leading to a large open field

Fenced animal shelter with small pond

Fenced dog pen

Large fenced garden for homegrown produce



Two 30amp RV plug-ins for guests or your own getaway rig

Whether you're relaxing on your land, exploring the river, or welcoming friends and family, this property has it all – privacy, recreation, and modern comfort.

Built in 2007

Essential Information

MLS® #	A2251643
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,036
Acres	12.71
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	54416 Range Road 153
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3W4

Amenities

Parking Spaces	6
Parking	Off Street, RV Access/Parking
Waterfront	River Access, River Front

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Other, Private Yard, Dog Run
Lot Description	Creek/River/Stream/Pond, Front Yard, Garden, Gentle Sloping, Lawn, Low Maintenance Landscape, Views, Brush, Secluded
Roof	Fiberglass
Construction	Mixed
Foundation	ICF Block

Additional Information

Date Listed	August 28th, 2025
Days on Market	12
Zoning	RD

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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