

# \$550,000 - 53409 Range Road 150, Rural Yellowhead County

MLS® #A2259481

## \$550,000

4 Bedroom, 2.00 Bathroom, 1,379 sqft  
Residential on 9.88 Acres

NONE, Rural Yellowhead County, Alberta

This 1,388 sq ft bungalow, built in 2007, is set on 9.88 private acres east of Edson at the end of a quiet dead-end road. The main floor offers a bright, open layout featuring a cozy 3-sided fireplace, 3 bedrooms, and 2 full bathrooms, including a spacious primary suite with walk-in closet and 4 pc ensuite. The kitchen is well-designed with an island featuring a double sink and eat-up bar, a spacious corner pantry, and updated appliances. The partially finished basement is framed and drywalled with 2 additional bedrooms, a large family room, storage, and a roughed-in bathroom, giving you plenty of room to expand. Outside, you'll find a 72' x 48' open-beam shop built in 2012, complete with a 14 ft overhead door, metal siding, and a tin roof—ideal for equipment, vehicles, or future projects. If you're looking for privacy, space, and country charm just minutes from town, this acreage is ready to welcome you home!



Built in 2007

## Essential Information

MLS® #	A2259481
Price	\$550,000
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	1,379
Acres	9.88
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	53409 Range Road 150
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3G2

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking	Triple Garage Detached
# of Garages	4

### **Interior**

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Double Sided
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 22nd, 2025
Days on Market	38
Zoning	RD - Rural District

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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