

## \$595,000 - 53312 Range Road 105, Rural Yellowhead

MLS® #E4391809

**\$595,000**

4 Bedroom, 2.00 Bathroom, 1,270 sqft

Rural on 159.01 Acres

None, Rural Yellowhead, AB

Every farm has a first chapterâ€”make yours here. This 160-acre property, just 4 km south of Chip Lake in Yellowhead County, is built for beginnings. Set at the end of a quiet road and just 2 minutes from pavement, it offers peace, privacy, and potential. Start your day in the 3-bedroom, 2.5-bath bungalow with a full basementâ€”perfect for family life or future expansion. The oversized attached garage has been converted into a farm product processing area, giving you a head start on value-added ventures. Outside, a massive 40â€™x80â€™ steel-clad shop with 220v power stands ready for equipment, livestock, or projects. Youâ€™ll find 9 steel corrals, 4 automatic stock waterers, and open-faced animal shelters (24â€™x40â€™ and 24â€™x50â€™) already in place. Whether youâ€™re raising cattle, horses, or goats, the infrastructure is here. Itâ€™s more than just landâ€”itâ€™s a launchpad for your ranching dream and a future youâ€™ll be proud to build.

Built in 1974

### Essential Information

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Price \$595,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	159.01
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53312 Range Road 105
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 2M0

### Amenities

Features	Greenhouse, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, Workshop
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 7th, 2024
Days on Market	453
Zoning	Zone 90

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