

\$850,000 - 53527 Range Road 181a, Rural Yellowhead County

MLS® #A2203839

\$850,000

3 Bedroom, 2.00 Bathroom, 1,529 sqft
Residential on 35.43 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to 53527 Range Road 181A—an exceptionally well-maintained 1998 modular home nestled on 35.43 acres of peaceful, private countryside in Yellowhead County. This beautiful acreage offers a perfect blend of comfort, functionality, and space for outdoor living, hobby farming, or operating a small business.

The home features vaulted ceilings, creating a bright and airy atmosphere, with a sunken living room centered around a cozy gas fireplace. The kitchen is a chef's dream with ceramic tile countertops, a center island with eat-up bar, and four newer appliances including a refrigerator with water/ice, stove, built-in dishwasher, and microwave/hood fan. The spacious primary bedroom includes a walk-in closet, and a 4-piece ensuite complete with deep soaker tub and updated tile surround. Both bathrooms have been fully renovated with modern tile countertops and fixtures. Recent upgrades include a new roof, eavestroughs, and attractive faux stone veneer on the front exterior.

Outdoors, the property is equally impressive with landscaped lawns, rock garden, a raspberry patch, mature trees, walking trails, and a circular gravel driveway with a secure steel gate. The highlight is a massive 54' x 80' shop (built in 2015), featuring radiant heat, two overhead doors (including a 16' high door), a walk-in cooler (chiller required), 3-piece



bathroom, mezzanine office with sink, and an expansive 82.78 m² deck. Additional outbuildings include a walk-in cooler shed with CoolBot system, an insulated and heated workshop, a Sea Can, and a tarp shelter for extra storage or workspace.

Located just 800m from pavement, this versatile property is ideal for those seeking rural serenity without sacrificing convenience. A true gem for hobbyists, entrepreneurs, or anyone craving space, privacy, and potential. Additional Feature Sheet is available from your REALTOR.

Love the idea of brewing your own beer or starting a business? The property also offers the optional purchase of commercial-grade brewing equipment—either as a full turnkey package for \$450,000, or select remaining assets with the property for \$250,000. A detailed equipment list is available upon request.

Built in 1998

Essential Information

MLS® #	A2203839
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,529
Acres	35.43
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	53527 Range Road 181a
Subdivision	NONE

City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3T7

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	RV Access/Parking, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Treed, Brush
Roof	Asphalt Shingle
Construction	Vinyl Siding, Veneer
Foundation	Piling(s), See Remarks

Additional Information

Date Listed	March 24th, 2025
Days on Market	12
Zoning	RD

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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