

# \$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 m<sup>2</sup> 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	14
Zoning	RD

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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