

54125 Range Road 165
Rural Yellowhead County, Alberta

MLS # A2223497



\$1,130,000

Division: NONE

Type: Residential/House

Style: 4 Level Split, Acreage with Residence

Size: 2,217 sq.ft. **Age:** 1986 (40 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Attached Carport, Double Garage Attached, Gravel Driveway

Lot Size: 136.77 Acres

Lot Feat: Back Yard, Farm, Landscaped, Lawn, Pasture

Heating: High Efficiency, Forced Air, Natural Gas

Water: Dugout, Well

Floors: Hardwood, Laminate, Linoleum

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: 8-54-16-W5

Exterior: None

Zoning: Rural District

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum

Inclusions: n/a

Equestrian & Recreational Lifestyle Focus: This amazing 136.77-acre acreage, located just 6 miles northeast of Edson on pavement, is a rare find for equestrian families or outdoor enthusiasts. The upgraded 4-bedroom, 4-bath home features hardwood flooring, newer appliances, a high-efficiency furnace, and a new hot water tank. The showpiece of the property is the professionally designed outdoor arena that doubles as a winter hockey rink—Zamboni included! Perfect for year-round fun. The land is split into two titles (11.69 & 125.08 acres) and includes outbuildings ready for livestock or recreation: a massive 85’x46’ two-story barn/shop, a heated 24’x26’ garage, a 3-stall carport, and a 12’x24’ storage shed. Two automatic stock waterers and a circular gravel driveway enhance usability. A second serviced homesite is ready for future expansion, making this an ideal multi-family or investment setup. Take in gorgeous views and spot local wildlife from your east-facing deck. Bonus: \$3,500/year in oil revenue offsets your costs. Everything is in place—just bring your horses or hockey gear! Property features three drilled water wells and a dugout, providing ample and reliable water sources for agricultural or residential use.