

54125 Range Road 165  
Rural Yellowhead County, Alberta

MLS # A2223497

**\$1,130,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	2,217 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Attached Carport, Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	136.77 Acres		
<b>Lot Feat:</b>	Back Yard, Farm, Landscaped, Lawn, Pasture		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Dugout, Well
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-54-16-W5
<b>Exterior:</b>	None	<b>Zoning:</b>	Rural District
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.