

**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 (39 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