

# \$369,500 - 53508 Range Road 102a, Rural Yellowhead County

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MLS® #A2209053

**\$369,500**

3 Bedroom, 2.00 Bathroom, 1,095 sqft  
Residential on 80.78 Acres

NONE, Rural Yellowhead County, Alberta

Property between Highway 16 west and east bound. Fenced pasture. 2 water wells. Out buildings. Oilwell revenue of \$4,400.00 annually.

Built in 1970

## Essential Information

|                |                            |
|----------------|----------------------------|
| MLS® #         | A2209053                   |
| Price          | \$369,500                  |
| Bedrooms       | 3                          |
| Bathrooms      | 2.00                       |
| Full Baths     | 2                          |
| Square Footage | 1,095                      |
| Acres          | 80.78                      |
| Year Built     | 1970                       |
| Type           | Residential                |
| Sub-Type       | Detached                   |
| Style          | Bungalow, Acreage with Res |
| Status         | Active                     |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53508 Range Road 102a   |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T0E 2M0                 |



## Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking   | None                                                                           |

## Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Ceiling Fan(s)           |
| Appliances        | Refrigerator, Stove(s)   |
| Heating           | Forced Air               |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Farm, Front Yard, Rectangular Lot, Sloped |
| Roof              | Metal                                     |
| Construction      | Stucco, Wood Frame, Wood Siding           |
| Foundation        | Block                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 186             |
| Zoning         | RD              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX BOXSHAW FOUR REALTY |
|----------------|----------------------------|

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