

\$728,000 - 55418a Highway 751, Rural Yellowhead County

MLS® #A2241889

\$728,000

3 Bedroom, 2.00 Bathroom, 1,878 sqft
Residential on 157.45 Acres

NONE, Rural Yellowhead County, Alberta

157.45-Acre Acreage in Yellowhead County
Nestled in the heart of Yellowhead County, this 157.45-acre property offers an exceptional opportunity to own a large, well-maintained rural estate with residential zoning (RD "Rural District"). Located along paved Highway 751, the site provides convenient access to nearby towns including Edson, Drayton Valley, and Whitecourt, as well as a range of recreational amenities such as Crown Land, fishing spots, hunting grounds, ATV trails, and campgrounds. Rural school bus services are also nearby.

The beautifully maintained home is set on approximately 3 acres of landscaped yard featuring a gravel driveway, mature trees, patio and deck space, garden beds, and lawn. The remainder of the land includes ~20 acres of open pasture and ~134 acres of natural bush, complete with man-made trails ideal for walking, quadding, and snowmobiling.

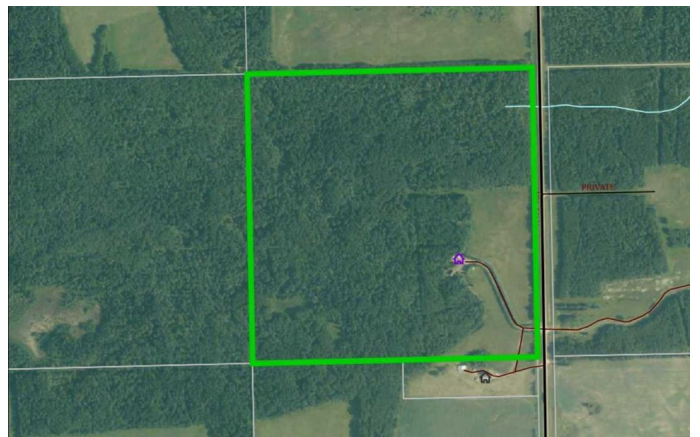
Main Residence Highlights:

- Hardwood flooring throughout much of the main level

- Exposed ceiling beam in the dining area with large crank-out window for natural light

- Kitchen with full-height cabinetry, tile backsplash, updated lighting, and hardwood floors

- Open-concept living area with wood-burning fireplace (heat fan-equipped), patio doors leading to a south-facing balcony



with expansive views

- Two upper-level bedrooms, each with balcony access and updated finishes

- Updated 3-piece upper bathroom with jetted tub, large vanity, skylight, and newer flooring

- Basement is partially finished, featuring a family/recreation room, office/den, cool room, storage area, mechanical room, and direct access to the single attached garage

Additional Features:

- Dual heating options: wood-burning furnace and gas furnace

- Two skylights for enhanced natural light

- Wood casement crank-out windows (double pane)

- Durable stucco and rock exterior

- Newer metal roofing on both the house and detached garage

- Pressure-treated front entrance deck

Outbuildings:

- Single attached garage

- Double detached garage

- Arch-rib Quonset

- Pole shed

- Two lean-tos

This mature rural property has seen a range of tasteful updates including flooring, paint, light fixtures, and bathroom fixtures. It presents a rare combination of residential comfort, recreational lifestyle, and agricultural opportunity – all set in a private and scenic location.

Built in 1985

Essential Information

MLS® # A2241889

Price \$728,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage	1,878
Acres	157.45
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	55418a Highway 751
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T0E 1S0

Amenities

Parking	Double Garage Detached, See Remarks
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer, Built-In Range
Heating	Fireplace(s), Forced Air, Natural Gas, Wood, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Fire Pit
Lot Description	See Remarks
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	15
Zoning	RD

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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