

# \$1,050,000 - 53312 Range Road 105, Rural Yellowhead County

MLS® #A2139806

**\$1,050,000**

4 Bedroom, 2.00 Bathroom, 1,270 sqft  
Residential on 318.02 Acres

NONE, Rural Yellowhead County, Alberta

Make your ranching dreams come true in Yellowhead County! With two adjoining quarter sections, perimeter fenced and cross fenced, just bring the cows and watch the grass grow! Both quarters have been fully cleared and are in pasture and hay. This unique property is situated on a dead end road just 2 minutes from pavement, and 4km south of Chip Lake near Wildwood. The south quarter features a 3-bedroom, 2.5 bathroom bungalow with recent upgrades and full basement. The oversized 2 car attached garage has been converted to a farm product processing area, but could easily be converted back to a garage. The developed farm yard includes a 40'x80' steel clad shop/barn with 220v power. Spread out on the grounds are 9 steel corrals with 4 automatic stock waterers and several open-faced animal shelters in size 24'x40' and 24'x50'. The north quarter has been fenced for Bison, has it's own drilled water well, power service, pump house, two Ritchie automatic stock waterers and hydrant. Rotational grazing and bale grazing has been practiced for the last 7 years to help boost forage production! With no chemical usage on this property for over 3 years it could easily be certified organic as well! The nearby communities of Wildwood and Evansburg contain all essential services including schools, banks, grocery stores, hardware stores, community centers, and



UFA!

Built in 1974

### Essential Information

MLS® #	A2139806
Price	\$1,050,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	318.02
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	53312 Range Road 105
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T0E 2M0

### Amenities

Parking	Off Street
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### Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Dryer, Refrigerator, Range, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden
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Lot Description	Cleared, Farm, Garden, Lawn, Landscaped, Pasture
Roof	Metal
Construction	Composite Siding, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 7th, 2024
Days on Market	326
Zoning	RD

### **Listing Details**

Listing Office	Digger Real Estate Inc.
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