

# \$325,000 - 54217 Highway 748n, Rural Yellowhead County

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MLS® #A2209063

**\$325,000**

1 Bedroom, 1.00 Bathroom, 819 sqft  
Residential on 76.05 Acres

NONE, Rural Yellowhead County, Alberta

Acreage 6 miles north of Edson on pavement.  
2 large dug outs. Garden spot. Well revenue  
of \$3,000.00 . Large shop with lean to's.

Built in 1975

## Essential Information

|                |                                |
|----------------|--------------------------------|
| MLS® #         | A2209063                       |
| Price          | \$325,000                      |
| Bedrooms       | 1                              |
| Bathrooms      | 1.00                           |
| Full Baths     | 1                              |
| Square Footage | 819                            |
| Acres          | 76.05                          |
| Year Built     | 1975                           |
| Type           | Residential                    |
| Sub-Type       | Detached                       |
| Style          | Acreage with Residence, Modern |
| Status         | Active                         |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 54217 Highway 748n      |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3V6                 |

## Amenities



|              |                                                               |
|--------------|---------------------------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected, Sewer Connected |
| Parking      | RV Garage                                                     |
| # of Garages | 4                                                             |
| Waterfront   | Pond                                                          |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | Ceiling Fan(s)         |
| Appliances        | Stove(s), Washer/Dryer |
| Heating           | Natural Gas, Boiler    |
| Cooling           | None                   |
| Basement          | None                   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Lot Description   | Garden, Rectangular Lot |
| Roof              | Metal                   |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete, Slab   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 10              |
| Zoning         | RD              |

### Listing Details

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

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