

# \$299,000 - 55310 Range Road 140, Rural Yellowhead County

---

MLS® #A2199935

**\$299,000**

3 Bedroom, 2.00 Bathroom, 1,413 sqft  
Residential on 3.16 Acres

NONE, Rural Yellowhead County, Alberta

This 3-bedroom, 2-bathroom home is privately situated on 3.16 acres, just a short distance from the McLeod River and the Town of Peers. Inside, the home features a spacious master bedroom with double closets and a 4-piece ensuite, along with two additional bedrooms and a 3-piece main bathroom. The bright living room includes a cozy wood stove, perfect for relaxing evenings. The large kitchen offers plenty of cupboard and countertop space, a pantry, and a dining area that comfortably fits a family-sized table. Additional features include a laundry/utility room and a single attached garage. Recent upgrades include a new furnace, pressure tank, and a poured concrete floor in the shop. The property is also equipped with underground power, 60-amp single phase 120/240-volt electrical service to the shop and a 30-amp RV plug. Outside, youâ€™ll find ample space for entertaining on the expansive 8 x 49 ft covered deck, overlooking a private yard surrounded by mature trees and a cleared firepit area. Thereâ€™s also a shed for extra storage and a 30 x 30 shop, providing plenty of room for projects or hobbies. This acreage is move-in ready and offers a lot of potential, making it the perfect place for those looking for privacy and space.

Built in 1980



## Essential Information

MLS® #	A2199935
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,413
Acres	3.16
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

## Community Information

Address	55310 Range Road 140
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3Y1

## Amenities

Amenities	Workshop
Utilities	Electricity Available, Natural Gas Available
Parking	RV Access/Parking

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Irregular Lot
Roof	Metal
Construction	Aluminum Siding

Foundation                      Block

**Additional Information**

Date Listed                      March 10th, 2025  
Days on Market                43  
Zoning                              RD

**Listing Details**

Listing Office                    CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.