

# \$279,900 - 54014 Range Road 135, Rural Yellowhead County

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MLS® #A2222283

**\$279,900**

2 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 6.82 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to your own private paradise! This beautiful 6.82 acre property in the Carrot Creek area offers peace, privacy, and a scenic setting surrounded by trees, tucked away off the main road with no visible neighbors.

There's even a perfect spot ready for building a garage or shop and trails to walk or quad. The charming home features an open-concept living and dining area with vaulted ceilings and a kitchen that includes an eat-up bar, a large pantry, abundant cabinets, and plenty of counter space. The spacious primary bedroom includes a lovely 4-piece ensuite and a generously sized walk-in closet. The main floor also has a second bedroom, a dedicated office area, and a convenient back entrance with laundry and additional storage, leading out to a huge deck overlooking your peaceful yard. There is also the option of adding an additional bedroom where the current office is if needed. Outside, there's a secure carport perfect for protecting your RVs or providing additional storage. Recent upgrades include: New shingles and heat tape (2024) New decks, railings, and some eavestroughs (2023). Fresh gravel with an extra pile that's ideal for a fire pit area or other projects. Some furniture and artwork are negotiable. Located just 10 minutes from Peers, 7 minutes from Niton Junction, 25 minutes from Edson, 90 minutes from Edmonton, this property is an excellent place



to live and relax, enjoy nature, and watch the wildlife.

Built in 2007

### **Essential Information**

MLS® #	A2222283
Price	\$279,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	6.82
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	54014 Range Road 135
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E5G1

### **Amenities**

Parking	Attached Carport
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### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Satellite TV Dish
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Irregular Lot, Lawn, Many Trees, Secluded, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	22
Zoning	RD

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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