



11226 Township Road 553
Rural Yellowhead County, Alberta

MLS # A2307578



\$445,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	80.33 Acres		
Lot Feat:	Back Lane, Creek/River/Stream/Pond, Low Maintenance Landscape, Many T		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	22-55-11-W5
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This expansive 80-acre private retreat offers the perfect setup for a hobby farm or a quiet country lifestyle, with a maintained 1,520-square-foot manufactured home built in 2005. The residence, featuring three spacious bedrooms and two full bathrooms, is securely set on concrete piles and anchored to the land, brand-new 2025 shingles and insulated skirting to ensure year-round warmth. Inside, you will find a carpet-free, open-concept layout where the kitchen flows into a living area centered around a high-efficiency Blaze King wood stove, which is specially designed to burn its own smoke for a longer, cleaner heat. Step out onto the five-year-old front deck to take in the landscape. You'll find a character-filled apple and ornamental trees near the original yard site. The outbuildings provide plenty of room for projects and livestock, including a 26' x 40' workshop with a 14' x 40' lean-to, a dedicated woodshed, and an old barn paired with roughly 15 acres of fenced pasture. Modern convenience is built into the infrastructure with a 2007 drilled well, plus a secondary old artesian well housed in an outbuilding and a 500-gallon leased propane tank featuring "smart tank" technology that automatically notifies the company for refills. This property is a rare find, combining ready-to-use facilities with the privacy and potential that only 80 acres can provide.