



14132 Township Road 570 Road
Rural Yellowhead County, Alberta

MLS # A2308915



\$700,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,323 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	140.61 Acres		
Lot Feat:	Many Trees		

Heating: Forced Air, Natural Gas

Water: Well

Floors: Hardwood

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 2-57-14-W5

Exterior: Vinyl Siding

Zoning: RD

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: 2 sheds, all existing window coverings

Escape to the peace and privacy of country living with this incredible 140.61-acre property in Yellowhead County. Surrounded by the beauty of Alberta's rolling landscape, this exceptional acreage offers the perfect blend of functionality, comfort, and wide-open space for those seeking a rural lifestyle without sacrificing modern convenience. The spacious home is thoughtfully designed with a bright and welcoming layout featuring large windows that fill the space with natural light and showcase the stunning views in every direction. The kitchen offers plenty of cabinetry, generous prep space, and a practical layout ideal for both everyday living and entertaining. Comfortable living areas create the perfect setting for gathering with family and friends, while the well-appointed bedrooms provide peaceful retreats at the end of the day. The primary suite includes a walk-in closet and private ensuite with corner tub for added comfort and convenience. Outside, the possibilities are endless. Whether you are looking to start or expand a hobby farm, enjoy recreational land, raise livestock, or simply embrace the tranquility of acreage living, this property delivers. With 140.61 acres of usable land, there is ample room for horses, cattle, smaller farming opportunities, trails, outdoor recreation, and future development potential. The property also features a secondary home site and multiple outbuildings providing excellent storage. Enjoy peaceful mornings, breathtaking sunsets, and the freedom that comes with owning a substantial parcel of land in a highly desirable rural setting. Conveniently located within driving distance of Edson and surrounding amenities, this is a rare opportunity to own a versatile and picturesque property in Yellowhead County.