



12428 Township Road 532 Township  
Rural Yellowhead County, Alberta

MLS # A2312024



**\$614,500**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,677 sq.ft.                     | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 5.98 Acres                       |               |                   |
| <b>Lot Feat:</b> | Many Trees, Square Shaped Lot    |               |                   |

|                    |                                   |                   |              |
|--------------------|-----------------------------------|-------------------|--------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Hardwood, Tile                    | <b>Sewer:</b>     | Septic Field |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | 5-53-12-W5   |
| <b>Exterior:</b>   | Stucco                            | <b>Zoning:</b>    | RD           |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | See Remarks                       |                   |              |

**Inclusions:** Central vacuum

Welcome to country living on 5.98 acres in beautiful Yellowhead County. This spacious acreage property offers the perfect balance of privacy, functionality, and rural charm while still being conveniently located within easy driving distance to Edson. Complete renovation in 2017. The home features a warm and inviting layout with generous living spaces. The kitchen delivers the WOW factor with its stunning custom cabinets, professional series appliances, quartz countertop and carrara marble backsplash. Butlers pantry offers additional storage and all of the cabinetry features custom cabinet&nbsp;inserts, organizers and pull outs to keep all of your kitchenware organized. The open concept flows effortlessly to the dining area and living room. The living room is the ideal place to unwind with its&nbsp;stunning contemporary&nbsp;styled fireplace floor to ceiling windows allowing generous amounts of light to pour in. The primary suite is straight out a design magazine with&nbsp;custom built-ins, designer wallpaper and lighting. The primary ensuite&nbsp;features an oversized tiled shower, heated floors and plenty of thoughtfully designed cabinets. Two additional Bedrooms on the main floor&nbsp;are&nbsp;perfect for a growing family. Working from home is a dream in this&nbsp;main floor office with&nbsp;its&nbsp;built-in cabinets and two work spaces. Basement is partially finished with a 4th bedroom. This home is painted in an inviting&nbsp;neutral&nbsp;palette and all tiled areas feature infloor&nbsp;heat. Home also features a central vacuum and a reverse osmosis system. Outside, you&rsquo;ll appreciate the peaceful setting surrounded by mature trees and open space, giving you endless opportunities for gardening, animals, recreational use, or simply enjoying the quiet country lifestyle. A large deck creates the perfect place to relax and take in the views of your own private

acreage retreat. Whether you are looking for a family home, hobby acreage, or a peaceful escape from town, this property offers exceptional potential in a quiet rural location.