



14015 Township Road 534
Rural Yellowhead County, Alberta

MLS # A2315244



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	797 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	10.01 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Private		

Heating: Hot Water, Propane

Water: Well

Floors: Linoleum, Vinyl

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: 24-53-14-W5

Exterior: Vinyl Siding, Wood Frame

Zoning: RD

Foundation: Poured Concrete, Slab

Utilities: -

Features: Ceiling Fan(s)

Inclusions: None

Country acreage with unlimited potential! Located just 20 minutes east of Edson, this fully serviced 10-acre property is ready for your dream acreage lifestyle. Live comfortably in the existing 1-bedroom house with attached 26 x 30 heated garage featuring 200 amp service, a 12' overhead door, radiant heat, pellet stove, and attached carport. The cozy living quarters offer an open concept kitchen, dining, and living area, 1 bedroom, 4-piece bath with laundry, plus a front porch, mudroom, and large covered back deck. Additional features include a cozy guest cabin with pellet stove and power available, garden area, RV hookups, large storage shed with roll-up door and lean-two on both sides for extra covered parking, in-floor heat, new 40-gallon HW tank (2025), second 50-gallon HW tank for hot water, and a 1000-gallon propane tank servicing the property. A perfect setup for hobby farming, horses, home-based business, or country retreat living!