



17010 Township Road 542
Rural Yellowhead County, Alberta

MLS # A2317336



\$439,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,546 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad, RV Access/Parking		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn, Pasture		

Heating: Central, Propane

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: None

Features: Open Floorplan

Water: Well

Sewer: Septic System

Condo Fee: -

LLD: -

Zoning: CRD - Country Residential

Utilities: -

Inclusions: none

Escape to country living without sacrificing convenience on this beautiful 4.99-acre property located just a short 10-minute drive from town. This well-cared-for 2008 manufactured home, enhanced by a substantial finished addition, offers 1,546 sq. ft. of functional living space designed for family life and outdoor enjoyment. A welcoming heated entry addition provides the perfect transition from the outdoors, with abundant storage space for coats, boots, and recreational equipment. This area also includes a versatile fourth bedroom that could easily serve as a guest room, office, hobby space, or home business setup thanks to its generous size and additional storage. Inside, the bright open-concept layout features vaulted ceilings and a comfortable flow between the living, dining, and kitchen areas. The kitchen is well-equipped with extensive cabinetry, a convenient eating bar, and a built-in china cabinet for added character and storage. Patio doors off the dining room open onto a spacious rear deck, creating an ideal space for entertaining or relaxing outdoors. The primary suite offers a private retreat with a walk-in closet and a full ensuite featuring a corner soaker tub and separate shower. Two additional bedrooms and a full 4-piece bathroom are located at the opposite end of the home, providing privacy and a practical layout for families. A dedicated laundry room adds even more storage. Outdoor features abound, including expansive front and rear decks, custom railings and gates, a designated hot tub area with wiring already in place, and upgraded plywood/stipple skirting. Gather around the fire pit on summer evenings and enjoy the wide-open yard with plenty of room for children, pets, and outdoor activities. A 26' x 26' storage shed provides excellent space for equipment, tools, and recreational vehicles. The driveway has been upgraded and reinforced with gravel, creating a

large parking area for vehicles, trailers, and guests. For those considering additional development, the northwest corner of the property offers an excellent future garage or shop location, complete with an existing water line. Horse owners will appreciate the perimeter fencing, fenced pens, and multiple water hydrants already in place. Mature trees offer privacy and protection from the elements, while newly planted trees contribute to the property's future beauty. Whether you're looking for room to grow, space for animals, or simply a peaceful rural setting close to town, this acreage delivers an exceptional opportunity to enjoy the best of country living.