



11117 Township Road 534
Rural Yellowhead County, Alberta

MLS # A2318719



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,693 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	79.49 Acres		
Lot Feat:	Landscaped, Lawn, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	23-53-11-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	RD
Foundation:	Poured Concrete, Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Track Lighting		

Inclusions: All out buildings

Very private 79.49 acres with a beautiful 1693 Sq Ft home with vaulted living room ceiling and lot of windows providing lots of natural light, 3 Bathrooms & newer kitchen cabinets. Also features a large wrap around deck and large detached garage. All out buildings included. There is a one room cabin located at very back of property. There is about 40 acres open and balance of acres in the bush. There was a new well pump, pressure tank and well switch put in December 2025! Perfect for privacy, storage, and rural living
79.49-Acre Rural Retreat in Yellowhead County | \$549,900 | MLS: A2318719