

# **\$389,900 - 16418 Township Road 534, Rural Yellowhead**

MLS® #E4440772

**\$389,900**

1 Bedroom, 1.00 Bathroom, 927 sqft

Rural on 6.99 Acres

None, Rural Yellowhead, AB

Escape to Your Own Private Haven Among the Trees & Wildlife. Private, treed, Secluded 6.99 Acre Gated Country Acreage Located 5 Min East of Edson on a No EXIT Road!

Unique, Cozy Open Concept Home Features Vaulted Ceilings, Beautiful Hand Scraped Log Beams, Many Windows, Breakfast Bar, Huge Master W/Room For a King Bed, Door to New 4pc Bathroom, & Walk in Closet, Entry Porch W/Laundry & Access to the 10X20 Covered Deck. Renovations Include: New Subfloor, Industrial Plank Flooring, Appliances, New Dishwasher Installed, Backsplash, 4pc Bathroom, Pellet Stove, All New Wiring, Electrical Panel, Hot Water Tank, Septic Pump, Washer, Doors, & Lighting. Driveway W/New Fill & Gravel, Hunters Sea Can Meat Locker W/Winch & Separate Meat Cutting Area, Covered Deck Redone, Cabinets Painted, New Walk in Closet Added, & MORE! Landscaped Yard W/24x28 Dbl Det Heated Garage W/220, Sink, Washer & Dryer, 17x24 Workshop W/Wood Stove Pipe, Greenhouse, Outhouse, & Lean-tos. Fenced & Within Walking Distance to the McLeod River

Built in 2007

## **Essential Information**

MLS® # E4440772

Price \$389,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	927
Acres	6.99
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16418 Township Road 534
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 3K7

### **Amenities**

Features	Crawl Space, Deck, Front Porch, No Smoking Home, Workshop, See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	See Remarks
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	See Remarks
Foundation	Wood

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 13

Zoning Zone 70

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Listing information last updated on June 18th, 2025 at 7:33am MDT