

\$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 |
|----------|--|

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 12

Zoning Zone 70

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Listing information last updated on June 17th, 2025 at 5:17am MDT