



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

16211 Township Road 534
Rural Yellowhead County, Alberta

MLS # A2215244



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,381 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Additional Parking, Quad or More Attached		
Lot Size:	34.68 Acres		
Lot Feat:	Creek/River/Stream/Pond, Treed		

Heating:	Combination, Electric, Fireplace(s), Propane	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	22-53-16-W5
Exterior:	Mixed, Wood Frame	Zoning:	RD
Foundation:	Perimeter Wall, Piling(s), Poured Concrete, See Remarks	Utilities:	-
Features:	High Ceilings, Recreation Facilities, Vinyl Windows		

Inclusions: International Tractor, 4 post hoist

Great Opportunity to live in and own a campground bordering the Wolf Creek along the SE side of the property and only 12 minutes from Edson "Wild Rose Campground". 32 campsites (22 sites are serviced with water and power and have picnic tables and firepits, pull through sites, and 8 tenting sites with water source close-by, outhouses, a washhouse and a cabin/office. There is also a spot for a non permanent structure such as a park model/mobile/cabin (water/power/sewer hookup/artisian well ready to hookup). The main house is a one and half storey and built around 2018 partially log (does need some finishing work inside). Upper floor has front and back decks to enjoy the views, wildlife and creek. Metal Quonset Shop/Garage is 30x50 with concrete floor, and heated, 12' power door, some drill stems for extra roof support. There is also a Mechanic Shop, 30x50, 2 doors, concrete floor, sump, overhead heat, office with water power and sewer. The property has received County approval to operate as a "serviced" campground.