



GRASSROOTS
REALTY GROUP

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11217 Township Road 542A
Rural Yellowhead County, Alberta

MLS # A2226823



\$289,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	430 sq.ft.	Age:	1975 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Carport		
Lot Size:	20.00 Acres		
Lot Feat:	Brush, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Electric, Space Heater, Wood, Wood Stove	Water:	Well
Floors:	Subfloor	Sewer:	Open Discharge, Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	15-54-11-W5
Exterior:	Mixed	Zoning:	RD
Foundation:	Wood	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: none

Discover your own slice of paradise! This charming 1-bedroom, 1-bathroom home is nestled on 20 private acres, offering the perfect blend of peaceful seclusion and practical living. Whether you're looking for a quiet weekend getaway, a hunting retreat, or a full-time residence surrounded by nature, this property fits the bill. Enjoy wide-open space, room to roam, and the kind of tranquility that's hard to find. Recent Upgrades Include: New chimney (May 2024) Hot water tank and pressure tank (August 2023) Several new windows (2024) New septic pump and septic tank Cleaned out(April 2025) Enjoy the quiet beauty of nature, ample space for outdoor activities, and a home that's been thoughtfully maintained. The open land offers endless possibilities — hobby farming, gardening, or simply enjoying the wide-open space.