



**GRASSROOTS**  
REALTY GROUP

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14305 Township Road 554  
Rural Yellowhead County, Alberta

MLS # A2228843



**\$370,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	0 sq.ft.	Age:	1989 (36 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Double Garage Detached, Gravel Driveway, Other		
Lot Size:	78.52 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn		

**Heating:** Floor Furnace, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** None, Piling(s)

**Features:** Vaulted Ceiling(s)

**Water:** Well

**Sewer:** Septic System

**Condo Fee:** -

**LLD:** 21-55-14-W5

**Zoning:** RD

**Utilities:** -

**Inclusions:** unknown

Unfortunately, I am currently unable to arrange showings for this property. I will update the listing as soon as access can be arranged. This 3-bedroom, 2-bathroom bungalow is situated on 78.52 acres in a family-friendly acreage and farming community, within commuting distance to both Edson and Whitecourt. The home features an open-concept design with vaulted ceilings, combining the kitchen, dining, and living areas to create a spacious and welcoming environment. All living space is conveniently located on one level and includes a laundry room. The house is all set atop a treated wood & concrete foundation with concrete pony wall and a crawl space for additional storage. . Additional features include a large, older garage with a lean-to, concrete floor, wood siding doors, insulation, plywood interior walls, and a metal roof. A 40' x 60' Quonset shop offers even more utility, with metal interior lining, a concrete floor, and a loft space—ideal for storage, workshop use, or agricultural purposes. This property offers the perfect balance of comfort, space, and rural charm.