



GRASSROOTS
REALTY GROUP

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15129 Township Road 534
Rural Yellowhead County, Alberta

MLS # A2246736



\$445,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,159 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	73.24 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	23-53-15-W5
Exterior:	Aluminum Siding , Metal Frame	Zoning:	RD - Rural District
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: China Cabinet in Kitchen, Cabinet in Livingroom and Entry

Escape to 73.24 acres of natural beauty just 10 minutes east of Edson! This 1979 mobile home with a spacious addition has been thoughtfully upgraded over the years, featuring a metal roof, updated exterior siding, a newer hot water tank and furnace, and a new well drilled just 10 years ago. The property is a true outdoor retreat—spend summer days paddling on the large pond (approx. 25 ft deep) and winter evenings skating under the stars. Welcome friends and family to two charming guest cabins, with plenty of open space for RVs, camping, and outdoor gatherings. A second set of services (water, power, sewer, and hydrant) provides added convenience for hosting or future development. A heated and insulated 27' x 32' garage with 220 power offers ample space for storage, hobbies, or a workshop. As a bonus, enjoy approximately \$3,600 annually in lease revenue. Whether you envision a full-time country lifestyle or the ultimate recreational getaway, this property delivers space, privacy, and year-round enjoyment.