



**GRASSROOTS**  
REALTY GROUP

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15018 township road 562  
Rural Yellowhead County, Alberta

MLS # A2248002



**\$639,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,423 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	9.88 Acres		
Lot Feat:	Dog Run Fenced In, Orchard(s), Treed		

Heating:	Forced Air	Water:	Well
Floors:	Concrete, Hardwood	Sewer:	Septic System
Roof:	Fiberglass	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	13-56-15-W5
Exterior:	Mixed	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** shed, greenhouse

4-Bedroom, 3-Bath Home with Dream Shop & Garden Oasis This spacious 4-bedroom, 3-bath home boasts engineered hardwood flooring throughout the main floor and a large shop/garage measuring 22'11" x 38'11"—perfect for projects, storage, or hobbies. Outdoors, the property is a gardener's paradise! Enjoy a fully fenced orchard, a separate fenced dog run. Whether you dream of self-sufficiency or simply want to soak in the beauty of nature, this property makes living off the land both easy and enjoyable. Surround yourself with vibrant flower gardens, a greenhouse for year-round growing, a charming gazebo, a mushroom garden, and even an outhouse for rustic charm. Whether you're seeking self-sufficiency or a private getaway, this property delivers a perfect blend of comfort, functionality, and natural beauty.