



**GRASSROOTS**  
REALTY GROUP

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18315 Township Road 534A  
Rural Yellowhead County, Alberta

MLS # A2254591



**\$554,500**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,047 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, RV Access/Parking		
Lot Size:	3.21 Acres		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RD
Foundation:	Wood	Utilities:	Electricity, Natural Gas, Phone
Features:	Closet Organizers		

**Inclusions:** Pony Shelter, Doorbell Camera, Sandbox, Air Conditioner

Stunning mountain views can be enjoyed right from the main living area or while sipping your morning coffee on the expansive 479 sq. ft. wrap-around deck. Just minutes from town, this property has been beautifully landscaped with rock and flower gardens, mature trees, a garden area, and natural growth that enhances the peaceful setting. The home itself has been lovingly updated and offers an inviting main floor with bright living space, two bedrooms, and a 4-piece bathroom. The fully finished walk-out basement adds even more living area with a spacious family room warmed by a wood stove, large primary bedroom with a 3-piece ensuite, a generous laundry room, and plenty of storage. Extensive renovations and modern upgrades have been completed, providing comfort and peace of mind for years to come. The home has seen some new windows and doors, fresh paint, flooring, and lighting, as well as central A/C, an energy-efficient furnace, shingles, and hot water tank updates. The heated 28x22 garage features upgraded man and overhead doors with new openers, while outside you'll find a woodshed with attached tack shed. Additional features include reverse osmosis water, a recently serviced septic system, and annual road lease income of approximately \$1,400. This property offers the perfect balance of natural beauty, functional living space, and modern convenience.