



16007B Township Road 532A
Rural Yellowhead County, Alberta

MLS # A2112433



\$345,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Park Model		
Size:	547 sq.ft.	Age:	2008 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	5.88 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, Pasture, Private		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	13-53-16-W5
Exterior:	Vinyl Siding	Zoning:	CRD
Foundation:	Block	Utilities:	Propane
Features:	Built-in Features, Laminate Counters, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Built In Dresser & Cabinets in masterbedroom

This unique acreage offers a perfect blend of comfort and functionality with its charming 547 sq ft Park Model featuring a spacious primary bedroom, kitchen, dining area, 4pc bathroom, and spacious living room with patio doors to the large partially covered deck. Whether you are sipping your morning coffee or enjoying a glass of wine in the evening, this is the perfect place to relax and unwind. The added convenience of laundry hookups makes living here a breeze. Additionally, the 400 sq ft cabin, complete with its own covered deck is built on a concrete slab, has power and heat making it a perfect private office space for those working remotely or would make a great entertainment area or guest quarters. Outside the cabin there is 50-amp power available to plug in the RV. The highlight of this property is the impressive 40x40 shop, complete with concrete floors, metal exterior, wired, and features an upgraded 3pc bathroom, a tiled shower with heated floor and laundry facilities. There is also a 1024 sq ft Pole Shed that provides a parking stall for your tractor and a separate stall that provides shelter for your animals. All this, situated on 5.88 acres 10 minutes East of Edson. Land is fenced, has a water hydrant, and is completely set up to be horse ready. This property is ideal for those looking to embrace a rural lifestyle while still enjoying modern amenities. Don't miss out on this one-of-a-kind opportunity to make this acreage your own slice of paradise. Spring pictures have just been added.