



24022C HIGHWAY 16 W
Rural Yellowhead County, Alberta

MLS # A2122640



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,358 sq.ft.	Age:	1997 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Carport		
Lot Size:	19.77 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Many Trees, Private, Secluded		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

19.77 acres of vast, sprawling land, with a house, shop, barn, and out buildings available now! The land features multiple fenced in corrals and pens for all types of animals, and a barn with stables, a loft, power, and shelter. There is 4 convenient freeze free hydrants for all watering needs. The 29'10 X 60 shop has a 11'6 foot ceiling height, metal roof, power, and extra storage out the back, with a door from within the shop to drive through for convenience. There is a full service RV site with water, power, and sewer beside the shop. Entering this bungalow style home you are greeted by large windows, and open concept, a great place for gatherings. Out back you will find a covered deck, firepit area and a shed nearby with power for entertaining. Built in 1997 with 5 bedrooms, 4 bathrooms, main floor laundry, all appliances, wood stove, 2,702 sq. ft.. With shingles completed in 2019, a 14 X 30 carport. There is a creek that glides through property. Opportunity, privacy, and tranquility all in one place.