



17322 Township Rd 542
Rural Yellowhead County, Alberta

MLS # A2133265



\$470,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,996 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Triple Garage Detached		
Lot Size:	46.33 Acres		
Lot Feat:	No Neighbours Behind, Irregular Lot, Many Trees, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RD
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This property ticks all the boxes. The home was completely rebuilt in 2010-2011 with new plumbing, electrical, walls and addition. Home has an open floor plan with the well appointed kitchen and dining area flowing into the living room. The living room is huge and features vaulted ceilings and a WETT certified wood stove. The wood stove helps keep the utility bills down in winter months. Primary bedroom is spacious with a walk in closet and a 4 piece en-suite. Home is completed with two additional bedrooms, a second full bathroom, laundry room and a large foyer/boot room. A huge garage is perfect for parking and all your toys, the over-sized shed and lean-to provide additional covered parking and storage. This beautiful 46.33 acre property is only 10 km from Edson and backs miles of crown land, the south west corner intersects with the Ski-Doo trail to Silver Summit. It also currently collects \$5358 in annual lease revenue. Sure to please, come take a look!