



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

17506 Township Road 540
Rural Yellowhead County, Alberta

MLS # A2165130



\$600,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,289 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 11.56 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma | | |

| | | | |
|--------------------|---|-------------------|--------------|
| Heating: | In Floor, Forced Air, Natural Gas, Wood | Water: | Well |
| Floors: | Concrete, Hardwood, Tile | Sewer: | Septic Field |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 6-54-17-W5 |
| Exterior: | Vinyl Siding | Zoning: | RD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: N/A

Extremely well maintained 3 bedroom, 3 bathroom home. This great 11.56 acre property is a stones throw from town, 4km. Built in 2000 this home features a well thought out and functional floor plan. Spacious foyer with easy access to the 3 pc bathroom and laundry, containing the mess that can come from working in the yard . The spacious oak kitchen has plenty of cabinets, tile floors, and an island. The dining nook boasts hardwood floors and large patio doors with access to the covered portion of the deck. The primary bedroom and its full 4 pc en-suite are also on the main floor. Primary suite is a good size with gleaming hardwood floors, and calming colour palette. 2 additional bedrooms are found in the basement as well as a HUGE recreation room and storage rooms. Hot water tank was replaced in 2023. Basement has a wood stove to keep you warm in the winter months. A double detached garage with 220 wiring has infloor heat filed by heat more and is perfectly placed close to the home. The yard is also immaculate with a garden plot with water hydrant, large pole shed and numerous out buildings. You'll be hard pressed to find a property that is better maintained.