



**GRASSROOTS**  
REALTY GROUP

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**16007C Township Road 532A**  
**Rural Yellowhead County, Alberta**

**MLS # A2204027**



**\$639,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	2,708 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.20 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Irregular Lot, Landscaped, Lawn, Wooded		

<b>Heating:</b>	Boiler, Fireplace(s), Floor Furnace, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Pantry, Vinyl Windows		

**Inclusions:** sea-can, lean-to

Spacious Bi-Level on 4.2 Acres & 12 Minutes East of Edson. This 1995-built bi-level offers the perfect blend of privacy, space, and modern upgrades. With 6 bedrooms, use one for an office or craft room, there's plenty of room for the whole family, this home is designed for comfortable country living. Enjoy the outdoors with a large deck off the back and a Sunroom, perfect for year-round relaxation. Inside, recent updates include new cabinet handles, door knobs, newer appliances, and a fully renovated primary bathroom, a newer pressure tank, updated basement flooring, and fresh carpet on the stairs add to the home's appeal. The 4.2-acre lot provides plenty of space for all your toys, with a partially fenced yard and a circular driveway around a pond, making access easy&mdash;even for large trucks and trailers. Teach the kids how to kayak in the summer and skate in the winter. Sea can and lean to included. Located in the peaceful Wolf Creek area, just 12 minutes east of Edson, this property offers the ideal balance of country living with town conveniences nearby. Don't miss this opportunity!