



GRASSROOTS
REALTY GROUP

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

16007C Township Road 532A
Rural Yellowhead County, Alberta

MLS # A2204027



\$639,900

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

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