

\$650,000 - 11517 Township Road 541a, Rural Yellowhead County

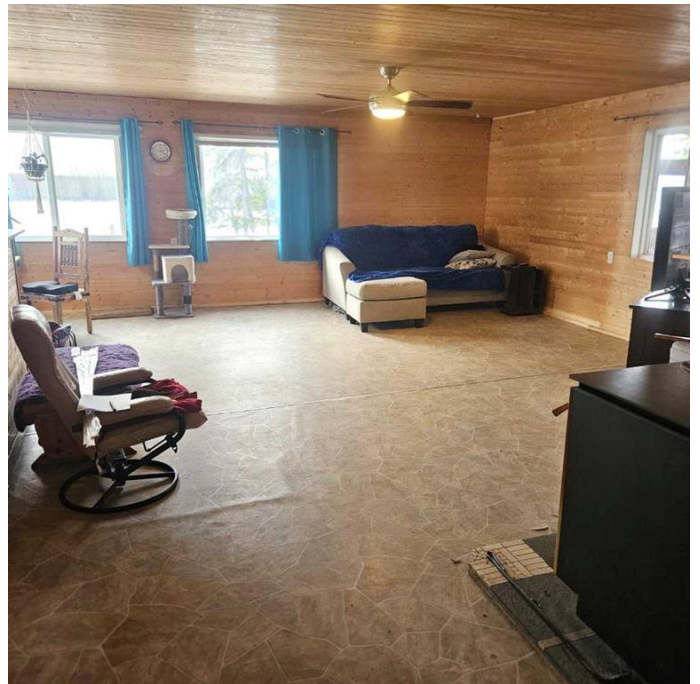
MLS® #A2188110

\$650,000

2 Bedroom, 1.00 Bathroom, 1,440 sqft
Residential on 155.46 Acres

NONE, Rural Yellowhead County, Alberta

Just northwest of Mackay, you'll find this ¼ section with a gorgeous panoramic view of the southern skyline. This private setting includes a 2-bedroom bungalow built in 2010, designed with accessibility in mind. The home boasts a 5-foot wide hallway and 36-inch doors for easy access, large, low set windows to enjoy the view, and no stairs. The spacious open concept living area consists of a large living room, a dining area with patio door access to the backyard, and a kitchen with ample cabinet and countertop space, a corner pantry, and a breakfast bar. At the other end of the home are two generous sized bedrooms, a laundry/utility room with a door leading to the backyard, and a bathroom featuring a soaker tub and a separate shower. Throughout the house, you'll find linoleum flooring and pine-planked walls, along with a pine ceiling in the living area. The wood stove provides cozy heat that warms the entire home. At the front of the house, there's a partially enclosed porch that shelters the entrance and includes ample space for wood storage. The yard features a 650-square-foot older house currently used for storage, several sheds, horse shelters, and a 30' x 50' barn. There's plenty of room to build a garage or shop. A natural gas riser is present at the old house and can be connected to the current home if desired, offering an option for furnace heat. Additionally, there are two bored wells



(not currently in use) and one dug well that produces a good flow of water. The property is nicely fenced and cross-fenced, comprising approximately 53 acres of pasture, with the balance covered in trees such as pine, spruce, birch, and tamarack. The Lobstick River flows through the northeast corner of the 28-acre parcel, while Brule Creek meanders along the south side of the home parcel. The road naturally creates a subdivision, resulting in a 127-acre parcel that includes the home and 28 acres of pasture across the road. Yellowhead County has approved a subdivision for this should a buyer be interested. This private and peaceful location offers breathtaking views to the southeast, abundant wildlife to observe, and an ideal setting for enjoying acreage living. Conveniently located just 3 km off Hwy 751 and 61 km from Edson.

Built in 2010

Essential Information

MLS® #	A2188110
Price	\$650,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,440
Acres	155.46
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	11517 Township Road 541a
Subdivision	NONE
City	Rural Yellowhead County

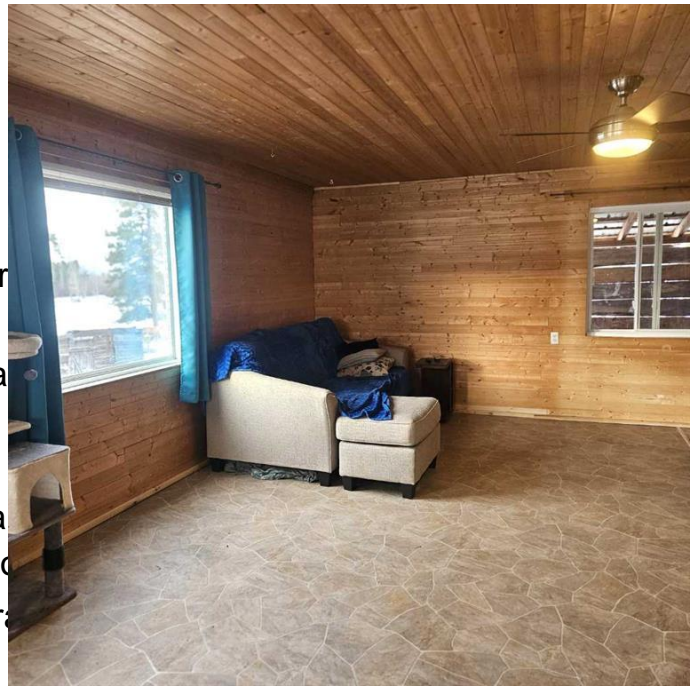
County Yellowhead County
Province Alberta
Postal Code T7E 5A7

Amenities

Utilities Electricity Connected, Water Connected, Satellite Internet
Parking Parking Pad, Gravel Driveway

Interior

Interior Features Breakfast Bar, Ceiling Fan, Lighting, Vinyl Windows, Wood
Appliances Dryer, Range Hood, Refrigerator
Heating Wood, Wood Stove
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Wood Burning Stove
Has Basement Yes
Basement None, Crawl Space



Exterior

Exterior Features Lighting
Lot Description Back Yard, Front Yard, Pasture, Private, Yard Lights, Corners Marked, Treed
Roof Metal
Construction Wood Frame, Wood Siding
Foundation Poured Concrete, Wood

Additional Information

Date Listed January 16th, 2025
Days on Market 76
Zoning RD

Listing Details

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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