

\$389,900 - 16418 Township Road 534, Rural Yellowhead

MLS® #E4440772

\$389,900

1 Bedroom, 1.00 Bathroom, 927 sqft

Rural on 6.99 Acres

None, Rural Yellowhead, AB

Escape to Your Own Private Haven Among the Trees & Wildlife. Private, treed, Secluded 6.99 Acre Gated Country Acreage Located 5 Min East of Edson on a No EXIT Road!

Unique, Cozy Open Concept Home Features Vaulted Ceilings, Beautiful Hand Scraped Log Beams, Many Windows, Breakfast Bar, Huge Master W/Room For a King Bed, Door to New 4pc Bathroom, & Walk in Closet, Entry Porch W/Laundry & Access to the 10X20 Covered Deck. Renovations Include: New Subfloor, Industrial Plank Flooring, Appliances, New Dishwasher Installed, Backsplash, 4pc Bathroom, Pellet Stove, All New Wiring, Electrical Panel, Hot Water Tank, Septic Pump, Washer, Doors, & Lighting. Driveway W/New Fill & Gravel, Hunters Sea Can Meat Locker W/Winch & Separate Meat Cutting Area, Covered Deck Redone, Cabinets Painted, New Walk in Closet Added, & MORE! Landscaped Yard W/24x28 Dbl Det Heated Garage W/220, Sink, Washer & Dryer, 17x24 Workshop W/Wood Stove Pipe, Greenhouse, Outhouse, & Lean-tos. Fenced & Within Walking Distance to the McLeod River

Built in 2007

Essential Information

MLS® # E4440772

Price \$389,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	927
Acres	6.99
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	16418 Township Road 534
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 3K7

Amenities

Features	Crawl Space, Deck, Front Porch, No Smoking Home, Workshop, See Remarks
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	See Remarks
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	See Remarks
Foundation	Wood

Additional Information

Date Listed June 5th, 2025

Days on Market 8

Zoning Zone 70

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Listing information last updated on June 13th, 2025 at 1:47pm MDT