

\$639,900 - 16007c Township Road 532a, Rural Yellowhead County

MLS® #A2204027

\$639,900

6 Bedroom, 3.00 Bathroom, 2,708 sqft
Residential on 4.20 Acres

NONE, Rural Yellowhead County, Alberta

Spacious Bi-Level on 4.2 Acres â€” 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 homeâ€™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 easyâ€”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. Donâ€™t miss this opportunity!

Built in 1995

Essential Information

MLS® #	A2204027
Price	\$639,900



Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,708
Acres	4.20
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Acreage with Residence
Status	Active

Community Information

Address	16007c Township Road 532a
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3H9

Amenities

Parking	Double Garage Attached
# of Garages	2
Waterfront	Pond

Interior

Interior Features	Ceiling Fan(s), Pantry, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Gas Cooktop
Heating	Forced Air, Natural Gas, Boiler, Floor Furnace, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement, Glass Doors
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard, Storage
Lot Description	Landscaped, Lawn, Creek/River/Stream/Pond, Irregular Lot, Wooded

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 23rd, 2025
Days on Market	69
Zoning	CR

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.