

# \$299,900 - 16111 Township Road 540b, Rural Yellowhead County

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MLS® #A2245503

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 2.62 Acres

NONE, Rural Yellowhead County, Alberta

This could be your dream acreage! Beautiful 2012 manufactured home sitting on 2.62 beautiful acres on a NO EXIT ROAD in the Wolf Creek area backing onto Yellowhead County land! Perfect blend of cleared land and trees to enjoy. This home features 3 bedrooms, and 2 full bathrooms. The open concept floor plan is great for entertaining and for keeping an eye on little ones while you are cooking! There is BRAND NEW PLUSH CARPET in the living room and bedrooms, BRAND NEW beautiful blinds in each room. There is a ton of natural light in this home coming through it's oversized beautiful windows! Great kitchen pantry to have organized food/small appliance storage, plus a spacious laundry/storage room to utilize, making this space very functional. The spacious primary bedroom features a 4 pc ensuite and large walk in closet. New shower head in main bath. This property comes with all the appliances, window coverings, 2 sheds, tree house, and a covered parking/storage structure. Lots of parking for you and your guests. The river is in close proximity, great spot to enjoy nature and country living at an affordable price. This property has great potential to be your perfect dream property!

Built in 2012

## Essential Information



|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2245503                                        |
| Price          | \$299,900                                       |
| Bedrooms       | 3                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,216                                           |
| Acres          | 2.62                                            |
| Year Built     | 2012                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 16111 Township Road 540b |
| Subdivision | NONE                     |
| City        | Rural Yellowhead County  |
| County      | Yellowhead County        |
| Province    | Alberta                  |
| Postal Code | T7E 3H4                  |

### Amenities

|         |                                      |
|---------|--------------------------------------|
| Parking | RV Access/Parking, Covered, Driveway |
|---------|--------------------------------------|

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings                  |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Basement          | None                                                                                                 |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Storage                                             |
| Lot Description   | Back Yard, Brush, Front Yard, Lawn, Cleared, Wooded |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding                                        |
| Foundation        | Block, Wood                                         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 18               |
| Zoning         | RD               |

**Listing Details**

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

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