

# \$445,000 - 15129 Township Road 534, Rural Yellowhead County

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MLS® #A2246736

**\$445,000**

2 Bedroom, 1.00 Bathroom, 1,159 sqft  
Residential on 73.24 Acres

NONE, Rural Yellowhead County, Alberta

Escape to 73.24 acres of natural beauty just 10 minutes east of Edson! This 1979 mobile home with a spacious addition has been thoughtfully upgraded over the years, featuring a metal roof, updated exterior siding, a newer hot water tank and furnace, and a new well drilled just 10 years ago. The property is a true outdoor retreat—spend summer days paddling on the large pond (approx. 25 ft deep) and winter evenings skating under the stars. Welcome friends and family to two charming guest cabins, with plenty of open space for RVs, camping, and outdoor gatherings. A second set of services (water, power, sewer, and hydrant) provides added convenience for hosting or future development. A heated and insulated 27' x 32' garage with 220 power offers ample space for storage, hobbies, or a workshop. As a bonus, enjoy approximately \$3,600 annually in lease revenue. Whether you envision a full-time country lifestyle or the ultimate recreational getaway, this property delivers space, privacy, and year-round enjoyment.



Built in 1978

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2246736  |
| Price    | \$445,000 |
| Bedrooms | 2         |

|                |                                                 |
|----------------|-------------------------------------------------|
| Bathrooms      | 1.00                                            |
| Full Baths     | 1                                               |
| Square Footage | 1,159                                           |
| Acres          | 73.24                                           |
| Year Built     | 1978                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 15129 Township Road 534 |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3G4                 |

### Amenities

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected, Phone Available |
| Parking      | Double Garage Detached                                        |
| # of Garages | 2                                                             |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s)                       |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Basement          | None                                                    |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, RV Hookup                                                   |
| Lot Description   | Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Many Trees |
| Roof              | Metal                                                                                       |
| Construction      | Aluminum Siding, Metal Frame                                                                |
| Foundation        | Block                                                                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 11th, 2025   |
| Days on Market | 12                  |
| Zoning         | RD - Rural District |

### **Listing Details**

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

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