

\$129,900 - 18009b Highway 16, Rural Yellowhead County

MLS® #A2175132

\$129,900

3 Bedroom, 1.00 Bathroom, 1,190 sqft
Residential on 1.03 Acres

NONE, Rural Yellowhead County, Alberta

LARGE PRICE REDUCTION! NOW \$129,900!

Private and affordable acreage, priced as LAND VALUE & SERVICES ONLY. Just a couple minutes west of Edson! Halfway between Jasper and Edmonton. Potential to remove this home and replace it with a manufactured or stick built home, with county approval. This 1953 home is sitting on 1.03 acres, featuring 3 bedrooms, bathroom, unfinished basement, and requires much work. Upon entering the home, there is a mudroom and a room for working with paints/other hobbies. The eat in kitchen is bright and has been updated over the years. The main level also has a bedroom with a closet, and the living room is spacious allowing access to the back door there to the large back deck. Upstairs you will find 2 bedrooms with closets. The unfinished basement has a family room area with wood burning stove, work bench area, laundry, and utility room area. The beautiful yard space is private with mature trees, yard space for kids/pets to enjoy, fire pit area, 3 sheds, and a sea can with work shop set up inside and space to store your things. Just off paved highway, great location for a small business (with county approval), or a regular family home/acreage to enjoy!! Being sold "as is, where is"™.



Built in 1953

Essential Information

| | |
|----------------|-------------------------------------------|
| MLS® # | A2175132 |
| Price | \$129,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,190 |
| Acres | 1.03 |
| Year Built | 1953 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 18009b Highway 16 |
| Subdivision | NONE |
| City | Rural Yellowhead County |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 3A7 |

Amenities

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

Interior

| | |
|-------------------|-----------------------------------------------------------|
| Interior Features | Storage, Ceiling Fan(s) |
| Appliances | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Range |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|-------------------------------------------------|
| Exterior Features | Other, Private Yard, Storage |
| Lot Description | Back Yard, Front Yard, Landscaped, Garden, Lawn |
| Roof | Asphalt |
| Construction | Other, Wood Siding |
| Foundation | Other |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 21st, 2024 |
| Days on Market | 189 |
| Zoning | CRD |

Listing Details

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

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