

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

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

### Exterior

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

|              |                        |
|--------------|------------------------|
| Roof         | Asphalt Shingle        |
| Construction | Concrete, Vinyl Siding |
| Foundation   | Poured Concrete        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2025 |
| Days on Market | 136              |
| Zoning         | CR               |

**Listing Details**

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

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