

# \$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	138
Zoning	CR

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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