

18302 Township Road 532
Rural Yellowhead County, Alberta

MLS # A2140869



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,140 sq.ft.	Age:	1992 (32 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	8.64 Acres		
Lot Feat:	Few Trees, Front Yard, Garden, Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-53-18-W5
Exterior:	Stucco, Wood Frame	Zoning:	CRD
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage		

Inclusions: snow blower and rototiller are negotiable. Freezer and 2 older fridge stay in basement (they work)

NEW SHINGLES ON HOME AND GARAGE! This beautiful acreage features a 5 bedroom, 3 bedroom bungalow, a 24' x 28' heated detached garage with concrete apron, plus a huge quonset with concrete footing on 8.64 acres only minutes from Edson! Home has a fully finished basement, large wrap around deck, and there are two wells and a garden with raspberries plus a nice mountain view. Ideal location for large trucks and business - property is currently zoned Country Residential District but may be changed to highway commercial/light industrial with Yellowhead County approval. The adjacent 20.18 acres of high and dry raw land can be available for the right Buyer. There is \$980.00 annual surface revenue from Altalink Management Ltd. Seller had septic sucked out in June 2024 and disclosed that the quonset tarp was damaged by a wind storm. Don't miss out on your chance to own this incredible acreage! Ready for a new family!