

16107 Township Road 540A
Rural Yellowhead County, Alberta

MLS # A2158626



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,847 sq.ft.	Age:	1993 (31 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Attached Carport, Covered, Gravel Driveway		
Lot Size:	53.20 Acres		
Lot Feat:	Brush, Many Trees		

Heating:	In Floor, Floor Furnace, Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	2-54-16-W5
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Block, Piling(s), See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: none

Looking for a 5 bedroom home with plenty of room for a growing family? This 53 acre parcel 20 minutes from Edson is quietly situated in the Wolf Creek area . The home has over 2800 square feet of living space, a large attached carport, a deck, large boot room, massive living room, dining room and kitchen. There are many outbuidings including a barn, pole shed, storage sheds and a Shop (was Edson Muffler), the shop is 40'x70' with 12 ft. doors and has a workshop side and a drive in onto a ramp. Lots of room to run a business (with County approval). This is a very beautiful spot and a great place to raise a family.