15004 Township Road 532A
Rural Yellowhead County, Alberta

MLS # A2234243

$395,000

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow

Size:	1,321 sq.ft.	**Age:**	1982 (43 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached, Gravel Driveway, Heated Garage, RV Access/Parki
Lot Size:	54.39 Acres
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), No Neighbours Behind

Heating:	Forced Air, Natural Gas	**Water:**	Private, Well
Floors:	Concrete, Hardwood, Laminate, Linoleum	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	13-53-15-W5
Exterior:	Cedar, Wood Frame	**Zoning:**	RD
Foundation:	Slab	**Utilities:**	-
Features:	Bookcases, Ceiling Fan(s)		

Inclusions: Air Compressor, orchard, automatic waterer

Nestled, only 18 minutes east of Edson, on 56 beautifully diverse acres, this spacious 4-bedroom, 2.5-bathroom home offers the perfect blend of comfort and functionality. Step inside to discover a thoughtfully designed layout ideal for family living or entertaining, with large windows framing peaceful views of both open pasture and mature trees. The home boasts a warm and inviting atmosphere with ample natural light, and spacious living spaces, Ample storage throughout the home including custom built shelving behind bedroom doors. While the home needs some cosmetic updates and finishing touches, it presents a fantastic opportunity for DIY enthusiasts or investors to create their dream space. Outside, the property is fully fenced and cross-fenced, making it ready for livestock, a hobby farm or homesteading. An automatic waterer adds convenience, while the established orchard brings seasonal harvests right to your doorstep. A double attached garage with 12' door offers plenty of room for vehicles, equipment, or a workshop. It’s fully heated with a concrete floor, perfect for year-round use.