

# \$445,000 - 15129 Township Road 534, Rural Yellowhead County

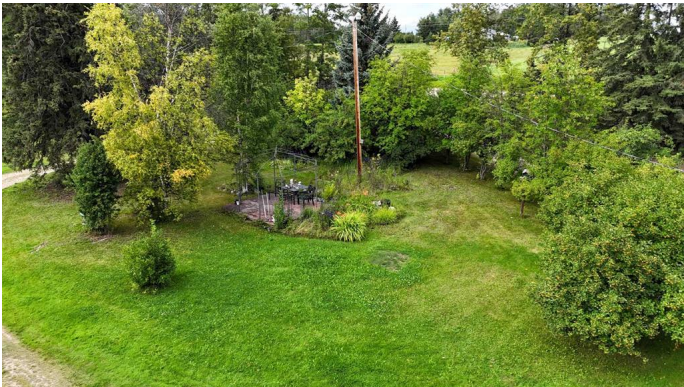
MLS® #A2246736

**\$445,000**

2 Bedroom, 1.00 Bathroom, 1,159 sqft  
Residential on 73.24 Acres

NONE, Rural Yellowhead County, Alberta

Escape to 73.24 acres of natural beauty just 10 minutes east of Edson! This 1978 mobile home with a spacious addition has been thoughtfully upgraded over the years, featuring a metal roof, updated exterior siding, a newer hot water tank and furnace, and a new well drilled just 10 years ago. The property is a true outdoor retreat—spend summer days paddling on the large pond (approx. 25 ft deep) and winter evenings skating under the stars. Welcome friends and family to two charming guest cabins, with plenty of open space for RVs, camping, and outdoor gatherings. A second location to hook up to shared services (water, power, sewer, and hydrant) provides added convenience for hosting or future development. A heated and insulated 27' x 32' garage with 220 power offers ample space for storage, hobbies, or a workshop. There is \$3,600 paid annually in lease revenue. Whether you envision a full-time country lifestyle or the ultimate recreational getaway, this property delivers space, privacy, and year-round enjoyment.



Built in 1978

## Essential Information

MLS® #	A2246736
Price	\$445,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	1,159
Acres	73.24
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	15129 Township Road 534
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3G4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Built-in Features
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Entrance, Private Yard, RV Hookup
Lot Description	Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot, Creek/River/Stream/Pond, Private
Roof	Metal
Construction	Aluminum Siding, Metal Frame
Foundation	Block

### Additional Information

Date Listed	August 11th, 2025
Days on Market	38
Zoning	RD - Rural District

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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