

# **\$129,900 - 18009b Highway 16, Rural Yellowhead County**

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MLS® #A2175132

**\$129,900**

3 Bedroom, 1.00 Bathroom, 1,190 sqft  
Residential on 1.03 Acres

NONE, Rural Yellowhead County, Alberta

**LARGE PRICE REDUCTION! NOW \$129,900!**

Private and affordable acreage, priced as **LAND VALUE & SERVICES ONLY**. Just a couple minutes west of Edson! Halfway between Jasper and Edmonton. Potential to remove this home and replace it with a manufactured or stick built home, with county approval. This 1953 home is sitting on 1.03 acres, featuring 3 bedrooms, bathroom, unfinished basement, and requires much work. Upon entering the home, there is a mudroom and a room for working with paints/other hobbies. The eat in kitchen is bright and has been updated over the years. The main level also has a bedroom with a closet, and the living room is spacious allowing access to the back door there to the large back deck. Upstairs you will find 2 bedrooms with closets. The unfinished basement has a family room area with wood burning stove, work bench area, laundry, and utility room area. The beautiful yard space is private with mature trees, yard space for kids/pets to enjoy, fire pit area, 3 sheds, and a sea can with work shop set up inside and space to store your things. Just off paved highway, great location for a small business (with county approval), or a regular family home/acreage to enjoy!! Being sold "as is, where is"™.



Built in 1953

## Essential Information

MLS® #	A2175132
Price	\$129,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,190
Acres	1.03
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

## Community Information

Address	18009b Highway 16
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3A7

## Amenities

Parking	Gravel Driveway, RV Access/Parking
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## Interior

Interior Features	Storage, Ceiling Fan(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Garden, Lawn
Roof	Asphalt
Construction	Other, Wood Siding
Foundation	Other

**Additional Information**

Date Listed	October 21st, 2024
Days on Market	185
Zoning	CRD

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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