

# **\$599,000 - 11517 Township Road 541a, Rural Yellowhead County**

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MLS® #A2188110

**\$599,000**

2 Bedroom, 1.00 Bathroom, 1,440 sqft  
Residential on 155.46 Acres

NONE, Rural Yellowhead County, Alberta

Just northwest of Mackay, youâ€™ll find this ¼ section with a gorgeous panoramic view of the southern skyline. This private setting includes a 2-bedroom bungalow built in 2009, designed with accessibility in mind. The home boasts a 5-foot wide hallway and 36-inch doors for easy access, large, low set windows to enjoy the view, and no stairs. The spacious open concept living area consists of a large living room, a dining area with patio door access to the backyard, and a kitchen with ample cabinet and countertop space, a corner pantry, and a breakfast bar. At the other end of the home are two generous sized bedrooms, a laundry/utility room with a door leading to the backyard, and a bathroom featuring a soaker tub and a separate shower. Throughout the house, you'll find linoleum flooring and pine-planked walls, along with a pine ceiling in the living area. The wood stove provides cozy heat that warms the entire home and the Seller is willing to install a furnace if the Buyer wishes. At the front of the house, thereâ€™s a partially enclosed covered porch that shelters the entrance and includes ample space for wood storage. The yard features a 650-square-foot older house currently used for storage, several sheds, horse shelters, and a 30â€™ x 50â€™ barn. There's plenty of room to build a garage or shop. A natural gas riser is present at the old house and can be connected to the current home if desired,



offering an option for furnace heat. Additionally, there are two bored wells (not currently in use) and one dug well that produces a good flow of water. The property is nicely fenced and cross-fenced, comprising approximately 53 acres of pasture, with the balance covered in trees such as pine, spruce, birch, and tamarack. The Lobstick River flows through the northeast corner of the 28-acre parcel, while Brule Creek meanders along the south side of the home parcel. The road naturally creates a subdivision, resulting in a 127-acre parcel that includes the home and 28 acres of pasture across the road. Yellowhead County has approved a subdivision for this and the survey is complete should a buyer be interested. This private and peaceful location offers breathtaking views to the southeast, abundant wildlife to observe, and an ideal setting for enjoying acreage living. Conveniently located just 3 km off Hwy 751 and 61 km from Edson.

Built in 2014

### **Essential Information**

MLS® #	A2188110
Price	\$599,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,440
Acres	155.46
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	11517 Township Road 541a
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Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 5A7

### Amenities

Utilities	Electricity Connected, Nat
	Satellite Internet Available, S
Parking	Gravel Driveway, Parking Pa

### Interior

Interior Features	Ceiling Fan(s), Vinyl Window
	Counters, Natural Woodwork

Appliances	Range Hood, Refrigerator, Dryer, Range, Washer, Window Coverings
Heating	Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, None

### Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Private, Corners Marked, Front Yard, Pasture, Treed, Yard Lights
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete, Wood

### Additional Information

Date Listed	January 16th, 2025
Days on Market	94
Zoning	RD

### Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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