

# \$600,000 - 17506 Township Road 540, Rural Yellowhead County

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MLS® #A2165130

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,289 sqft  
Residential on 11.56 Acres

NONE, Rural Yellowhead County, Alberta

Extremely well maintained 3 bedroom, 3 bathroom home. This great 11.56 acre property is a stones throw from town, 4km. Built in 2000 this home features a well thought out and functional floor plan. Spacious foyer with easy access to the 3 pc bathroom and laundry, containing the mess that can come from working in the yard . The spacious oak kitchen has plenty of cabinets, tile floors, and an island. The dining nook boasts hardwood floors and large patio doors with access to the covered portion of the deck. The primary bedroom and its full 4 pc en-suite are also on the main floor. Primary suite is a good size with gleaming hardwood floors, and calming colour palette. 2 additional bedrooms are found in the basement as well as a HUGE recreation room and storage rooms. Hot water tank was replaced in 2023. Basement has a wood stove to keep you warm in the winter months. A double detached garage with 220 wiring has infloor heat filed by heat more and is perfectly placed close to the home. The yard is also immaculate with a garden plot with water hydrant, large pole shed and numerous out buildings. You'll be hard pressed to find a property that is better maintained.

Built in 2000

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2165130                         |
| Price          | \$600,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,289                            |
| Acres          | 11.56                            |
| Year Built     | 2000                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 17506 Township Road 540 |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3M5                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                             |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Range, Washer, Water Distiller |
| Heating           | Forced Air, Natural Gas, In Floor, Wood                                                    |
| Cooling           | None                                                                                       |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Basement, Wood Burning Stove                                                               |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage, Garden |
|-------------------|-----------------|

|                 |                                                                                   |
|-----------------|-----------------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Garden, Many Trees |
| Roof            | Metal                                                                             |
| Construction    | Vinyl Siding                                                                      |
| Foundation      | Poured Concrete                                                                   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2024 |
| Days on Market | 241                  |
| Zoning         | RD                   |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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