

# **\$319,900 - 16111 Township Road 540b, Rural Yellowhead County**

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MLS® #A2220324

**\$319,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 2.62 Acres

NONE, Rural Yellowhead County, Alberta

Affordable acreage in the Wolf Creek area, backing onto County land! BRAND NEW CARPETS BEING PROFESSIONALLY INSTALLED SOON! This modern 2012 manufactured home is nestled on beautiful 2.62 acres featuring a nice balance of treed and cleared land! The home has 3 beds, 2 full bathrooms, an open concept living space, pantry, and laundry/storage room. The windows are large and let in an abundance of natural light! New smoke detectors have been purchased and will be installed. Dishwasher will be put in the kitchen (not sure if it will be hooked up. All interior doors will be replaced, stove drawer will be installed, dishwasher will be provided, shower head in main bath will be installed. There are 2 sheds, covered parking/storage. Lots of parking. Property is on the list to have Fibre Optics Installed. The river is in close proximity, great spot to enjoy nature and country living at an affordable price. With a bit of TLC, this property has great potential to be your dream property!

Built in 2012

## **Essential Information**

MLS® #	A2220324
Price	\$319,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,216
Acres	2.62
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	16111 Township Road 540b
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3H4

### Amenities

Parking Spaces	6
Parking	Off Street, RV Access/Parking

### Interior

Interior Features	Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Other, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block, Wood

### Additional Information

Date Listed	May 10th, 2025
Days on Market	41
Zoning	RD

**Listing Details**

Listing Office                   CENTURY 21 TWIN REALTY

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