

# **\$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 ranch style home built in 2014 and 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 home, you'll find linoleum flooring and pine-planked walls, along with a pine ceiling in the living area. The wood stove provides 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 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, and is comprised of 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. The survey has been completed and Yellowhead County has approved a subdivision for this parcel should a buyer be interested. This private and peaceful location offers breathtaking views to the southeast, an abundance of 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, Phone Connected, Natural Gas Available  
Parking Gravel Driveway, Parking Pad

**Interior**

Interior Features Breakfast Bar, Ceiling Fan, Double Windows, Wood Counters, Laminate  
Appliances Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Range  
Heating Wood Stove, Wood  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Wood Burning Stove  
Has Basement Yes  
Basement None, Crawl Space

**Exterior**

Exterior Features Lighting  
Lot Description Back Yard, Front Yard, Private, Corners Marked, 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 108  
Zoning RD

**Listing Details**

Listing Office ROYAL LEPAGE EDSON REAL ESTATE



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