

\$299,900 - 16111 Township Road 540b, Rural Yellowhead County

MLS® #A2245503

\$299,900

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

NONE, Rural Yellowhead County, Alberta

This could be your dream acreage! Beautiful 2012 manufactured home sitting on 2.62 beautiful acres on a NO EXIT ROAD in the Wolf Creek area backing onto Yellowhead County land! Perfect blend of cleared land and trees to enjoy. This home features 3 bedrooms, and 2 full bathrooms. The open concept floor plan is great for entertaining and for keeping an eye on little ones while you are cooking! There is BRAND NEW PLUSH CARPET in the living room and bedrooms, BRAND NEW beautiful blinds in each room. There is a ton of natural light in this home coming through it's oversized beautiful windows! Great kitchen pantry to have organized food/small appliance storage, plus a spacious laundry/storage room to utilize, making this space very functional. The spacious primary bedroom features a 4 pc ensuite and large walk in closet. New shower head in main bath. This property comes with all the appliances, window coverings, 2 sheds, tree house, and a covered parking/storage structure. Lots of parking for you and your guests. The river is in close proximity, great spot to enjoy nature and country living at an affordable price. This property has great potential to be your perfect dream property!

Built in 2012

Essential Information



MLS® #	A2245503
Price	\$299,900
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	RV Access/Parking, Covered, Driveway
---------	--------------------------------------

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Brush, Front Yard, Lawn, Cleared, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block, Wood

Additional Information

Date Listed August 2nd, 2025
Zoning RD

Listing Details

Listing Office CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.