

\$515,000 - 14522 Township Road 544, Rural Yellowhead County

MLS® #A2202232

\$515,000

6 Bedroom, 3.00 Bathroom, 2,408 sqft
Residential on 10.80 Acres

NONE, Rural Yellowhead County, Alberta

For more information, please click Brochure button.

Spacious Country Retreat on 10.8 Acres - Perfect for Family & Hobby Farming! Escape to the peaceful countryside with this beautiful 10.8-acre property, just 23 minutes from Edson, 40 minutes from Whitecourt, and 5 minutes to Peers - all with convenient highway access. This expansive 3,400 sq. ft. home is designed for comfort and space, featuring 6 oversized bedrooms and 2.5 bathrooms, making it perfect for families, hobby farmers, or anyone craving a rural lifestyle. The main floor offers a bright, open-concept design with a cozy wood cook stove in the living room, a well-appointed kitchen, two spacious bedrooms, a 4-piece bath, and a laundry room for added convenience. Upstairs, you'll find two massive bedrooms, a 2-piece bath, and extra storage nooks. The fully finished basement adds even more functional living space, complete with two additional bedrooms, a 4-piece bath, a family room, a workout space, and ample storage. Outdoors, this property is ready for livestock and hobby farming, with three fenced paddocks, a fenced garden, and a field discharge septic system with a new pump. There's plenty of room to build your dream garage or shop, with 50-amp power already brought to site. Additional highlights include a wrap-around deck, multiple outbuildings, a 40-foot seacan



with a wood stove, a scenic wooden walkway, and breathtaking views. For outdoor enthusiasts, the McLeod River is just minutes away, offering endless opportunities for fishing, boating, and summer adventures. Move-in ready with recent updates, new doors and windows, fresh air exchange, and excellent drinking water - this is an acreage you donâ€™t want to miss!



Built in 1981

Essential Information

| | |
|----------------|------------------------------|
| MLS® # | A2202232 |
| Price | \$515,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,408 |
| Acres | 10.80 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-L |
| Status | Active |



Community Information

| | |
|-------------|-------------------------|
| Address | 14522 Township Road 544 |
| Subdivision | NONE |
| City | Rural Yellowhead County |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E 3W7 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 10 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home, Storage, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Gas Water Heater, Refrigerator, Stove(s), Washer |
| Heating | Boiler, Natural Gas, Wood Stove |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Yard, Rain Gutters |
| Lot Description | Cleared, Corner Lot, Few Trees, Front Yard, Garden, Gentle Sloping, Lawn, Pasture, Private, Rectangular Lot, Yard Drainage |
| Roof | Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Wood |

Additional Information

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|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 37 |
| Zoning | CRD |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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