

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

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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 don'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

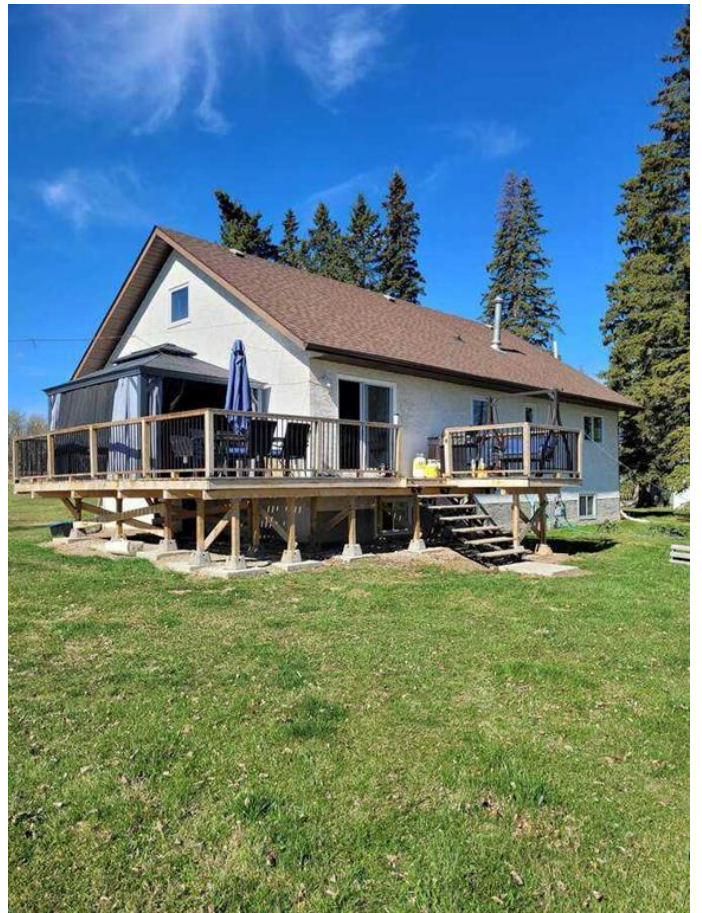
### Community Information

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

Date Listed	March 13th, 2025
Days on Market	22
Zoning	CRD

## Listing Details

Listing Office	Easy List Realty
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