

# \$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 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

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 44               |
| Zoning         | CRD              |

## Listing Details

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

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