

# **\$319,900 - 16111 Township Road 540b, Rural Yellowhead County**

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MLS® #A2220324

**\$319,900**

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

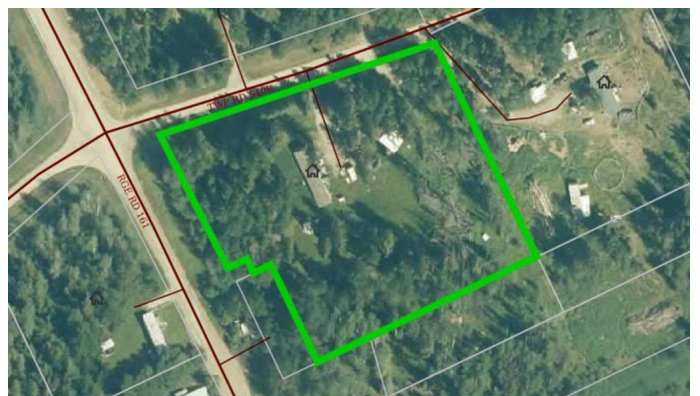
NONE, Rural Yellowhead County, Alberta

Affordable acreage in the Wolf Creek area, backing onto County land! This modern 2012 manufactured home is nestled on beautiful 2.62 acres featuring a nice balance of treed and cleared land! The home has 3 beds, 2 full bathrooms, an open concept living space, pantry, and laundry/storage room. The windows are large and let in an abundance of natural light! New smoke detectors have been purchased and will be installed. Dishwasher will be put in the kitchen (not sure if it will be hooked up. All interior doors will be replaced, stove drawer will be installed, dishwasher will be provided, shower head in main bath will be installed. There are 2 sheds, covered parking/storage. Lots of parking. Property is on the list to have Fibre Optics Installed. The river is in close proximity, great spot to enjoy nature and country living at an affordable price. With a bit of TLC, this property has great potential to be your dream property!

Built in 2012

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2220324  |
| Price      | \$319,900 |
| 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 Spaces | 6                             |
| Parking        | Off Street, RV Access/Parking |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows    |
| Appliances        | Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other, Storage  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Block, Wood   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 1              |
| Zoning         | RD             |

### Listing Details

Listing Office

CENTURY 21 TWIN REALTY

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