

# \$600,000 - 17506 Township Road 540, Rural Yellowhead County

MLS® #A2165130

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,289 sqft  
Residential on 11.56 Acres

NONE, Rural Yellowhead County, Alberta

Extremely well maintained 3 bedroom, 3 bathroom home. This great 11.56 acre property is a stones throw from town, 4km. Built in 2000 this home features a well thought out and functional floor plan. Spacious foyer with easy access to the 3 pc bathroom and laundry, containing the mess that can come from working in the yard . The spacious oak kitchen has plenty of cabinets, tile floors, and an island. The dining nook boasts hardwood floors and large patio doors with access to the covered portion of the deck. The primary bedroom and its full 4 pc en-suite are also on the main floor. Primary suite is a good size with gleaming hardwood floors, and calming colour palette. 2 additional bedrooms are found in the basement as well as a HUGE recreation room and storage rooms. Hot water tank was replaced in 2023. Basement has a wood stove to keep you warm in the winter months. A double detached garage with 220 wiring has infloor heat filed by heat more and is perfectly placed close to the home. The yard is also immaculate with a garden plot with water hydrant, large pole shed and numerous out buildings. You'll be hard pressed to find a property that is better maintained.

Built in 2000

## Essential Information



MLS® #	A2165130
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,289
Acres	11.56
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	17506 Township Road 540
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3M5

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Range, Washer, Water Distiller
Heating	Forced Air, Natural Gas, In Floor, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage, Garden
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Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Garden, Many Trees
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2024
Days on Market	206
Zoning	RD

### **Listing Details**

Listing Office           ROYAL LEPAGE EDSON REAL ESTATE

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