

# \$395,000 - 15004 Township Road 532a, Rural Yellowhead County

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MLS® #A2234243

**\$395,000**

4 Bedroom, 3.00 Bathroom, 1,321 sqft  
Residential on 54.39 Acres

NONE, Rural Yellowhead County, Alberta

Nestled, only 18 minutes east of Edson, on 56 beautifully diverse acres, this spacious 4-bedroom, 2.5-bathroom home offers the perfect blend of comfort and functionality. Step inside to discover a thoughtfully designed layout ideal for family living or entertaining, with large windows framing peaceful views of both open pasture and mature trees. The home boasts a warm and inviting atmosphere with ample natural light, and spacious living spaces. Ample storage throughout the home including custom built shelving behind bedroom doors. While the home needs some cosmetic updates and finishing touches, it presents a fantastic opportunity for DIY enthusiasts or investors to create their dream space. Outside, the property is fully fenced and cross-fenced, making it ready for livestock, a hobby farm or homesteading. An automatic waterer adds convenience, while the established orchard brings seasonal harvests right to your doorstep. A double attached garage with 12' door offers plenty of room for vehicles, equipment, or a workshop. It's fully heated with a concrete floor, perfect for year-round use.

Built in 1982

## Essential Information

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Price	\$395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,321
Acres	54.39
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	15004 Township Road 532a
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3G5

### Amenities

Parking	Double Garage Attached, Heated Garage, RV Access/Parking, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Corner Lot, Fruit Trees/Shrub(s), No Neighbours Behind
Roof	Asphalt

Construction	Wood Frame, Cedar
Foundation	Slab

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	14
Zoning	RD

**Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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