

# \$144,900 - 18009b Highway 16, Rural Yellowhead County

MLS® #A2175132

**\$144,900**

3 Bedroom, 1.00 Bathroom, 1,190 sqft  
Residential on 1.03 Acres

NONE, Rural Yellowhead County, Alberta

Private and affordable acreage, only a couple minutes from Edson! This 1953 home is sitting on 1.03 acres, featuring 3 bedrooms, bathroom, basement, and has the potential to be quite charming with some TLC. Upon entering the home, there is a mudroom and a special room for working with paints/other hobbies. The eat in kitchen is bright and has been updated over the years. The main level also has a bedroom with a closet, and the living room is spacious allowing access to the back door there to the large back deck. Upstairs you will find 2 nice bedrooms with closets. The basement is spacious and mostly unfinished. There is a family room area with cozy wood burning stove, work bench area, laundry, and utility room area. The yard space is private with beautiful mature trees, yard space for kids/pets to enjoy, fire pit area, 3 sheds, and a sea can with work shop set up and space to store things. Just off paved highway, great location for a small business (with county approval), or a regular family home/acreage to enjoy!! Being sold as is, where isâ€™™.

Built in 1953

## Essential Information

MLS® #	A2175132
Price	\$144,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,190
Acres	1.03
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	18009b Highway 16
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3A7

### **Amenities**

Parking	Gravel Driveway, RV Access/Parking
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### **Interior**

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Refrigerator, Range, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Lawn, Landscaped
Roof	Asphalt
Construction	Other, Wood Siding
Foundation	Other

## **Additional Information**

Date Listed            October 21st, 2024  
Days on Market        140  
Zoning                    CRD

## **Listing Details**

Listing Office            CENTURY 21 TWIN REALTY

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