

\$129,900 - 18009b Highway 16, Rural Yellowhead County

MLS® #A2175132

\$129,900

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

NONE, Rural Yellowhead County, Alberta

LARGE PRICE REDUCTION! NOW \$129,900!

Private and affordable acreage, priced as **LAND VALUE & SERVICES ONLY**. Just a couple minutes west of Edson! Halfway between Jasper and Edmonton. Potential to remove this home and replace it with a manufactured or stick built home, with county approval. This 1953 home is sitting on 1.03 acres, featuring 3 bedrooms, bathroom, unfinished basement, and requires much work. Upon entering the home, there is a mudroom and a 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 bedrooms with closets. The unfinished basement has a family room area with wood burning stove, work bench area, laundry, and utility room area. The beautiful yard space is private with mature trees, yard space for kids/pets to enjoy, fire pit area, 3 sheds, and a sea can with work shop set up inside and space to store your 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 is"™.



Built in 1953

Essential Information

MLS® #	A2175132
Price	\$129,900
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	Storage, Ceiling Fan(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Range
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, Landscaped, Garden, Lawn
Roof	Asphalt
Construction	Other, Wood Siding
Foundation	Other

Additional Information

Date Listed	October 21st, 2024
Days on Market	186
Zoning	CRD

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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