



15129 Township Road 534 , Rural Yellowhead County, Alberta - \$445,000



Main Photo

Property Description

Escape to 73.24 acres of natural beauty just 10 minutes east of Edson! This 1978 mobile home with a spacious addition has been thoughtfully upgraded over the years, featuring a metal roof, updated exterior siding, a newer hot water tank and furnace, and a new well drilled just 10 years ago. The property is a true outdoor retreat—spend summer days paddling on the large pond (approx. 25 ft deep) and winter evenings skating under the stars. Welcome friends and family to two charming guest cabins, with plenty of open space for RVs, camping, and outdoor gatherings. A second location to hook up to shared services (water, power, sewer, and hydrant) provides added convenience for hosting or future development. A heated and insulated 27' x 32' garage with 220 power offers ample space for storage, hobbies, or a workshop. There is \$3,600 paid annually in lease revenue. Whether you envision a full-time country lifestyle or the ultimate recreational getaway, this property delivers space, privacy, and year-round enjoyment.

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