

\$554,500 - 18315 Township Road 534a, Rural Yellowhead County

MLS® #A2254591

\$554,500

3 Bedroom, 2.00 Bathroom, 1,047 sqft
Residential on 3.21 Acres

NONE, Rural Yellowhead County, Alberta

Stunning mountain views can be enjoyed right from the main living area or while sipping your morning coffee on the expansive 479 sq. ft. wrap-around deck. Just minutes from town, this property has been beautifully landscaped with rock and flower gardens, mature trees, a garden area, and natural growth that enhances the peaceful setting. The home itself has been lovingly updated and offers an inviting main floor with bright living space, two bedrooms, and a 4-piece bathroom. The fully finished walk-out basement adds even more living area with a spacious family room warmed by a wood stove, large primary bedroom with a 3-piece ensuite, a generous laundry room, and plenty of storage. Extensive renovations and modern upgrades have been completed, providing comfort and peace of mind for years to come. The home has seen some new windows and doors, fresh paint, flooring, and lighting, as well as central A/C, an energy-efficient furnace, shingles, and hot water tank updates. The heated 28x22 garage features upgraded man and overhead doors with new openers, while outside you'll find a woodshed with attached tack shed. Additional features include reverse osmosis water, a recently serviced septic system, and annual road lease income of approximately \$1,400. This property offers the perfect balance of natural beauty, functional living space, and modern convenience.



Built in 1981

Essential Information

MLS® #	A2254591
Price	\$554,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	3.21
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	18315 Township Road 534a
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3T3

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available
Parking	Heated Garage, RV Access/Parking

Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

Additional Information

Date Listed	September 5th, 2025
Days on Market	9
Zoning	RD

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.