

**324, 16326 Township Road 534
Rural Yellowhead County, Alberta**

MLS # A2259393



\$31,500

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,220 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	Shared Well
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	25-64-11-W5
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	-		

Inclusions: shed

Minutes from Edson!!! This welcoming home offers a fantastic living experience with its open-concept layout, perfect for family gatherings and entertaining. The versatile middle bedroom is already wired for entertainment, making it an ideal gaming room, office, or cozy media space. Step outside to enjoy your morning coffee on the deck while kids and pets play safely in the spacious fenced yard. A 12' x 20' addition provides extra living space, giving you even more room to spread out and make the home your own. Over the years, this home has been thoughtfully updated for comfort and peace of mind. All new wiring, insulation, panel style gyprock were completed in 2017. The furnace had a new regulator installed in 2023, and in 2025 a new rod was added to the hot water tank. A new fridge and high-quality Bosch dishwasher also add to the modern conveniences. Located in the quiet, friendly Pineshadows community just minutes from Edson, you'll love the balance of peaceful living with easy access to town amenities. Please note: The land is rented; this listing is for the mobile home only. Home recommendation new windows and a kitchen countertop.