

**18501 521A Township  
Rural Yellowhead County, Alberta**

**MLS # A2277021**



**\$250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	3.21 Acres		
<b>Lot Feat:</b>	Garden, Irregular Lot, Lawn, Treed		

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Metal

**Basement:** Crawl Space

**Exterior:** Wood Frame

**Foundation:** Other, Poured Concrete, Wood

**Features:** Ceiling Fan(s)

**Water:** Well

**Sewer:** Sewer

**Condo Fee:** -

**LLD:** 18-52-7-W5

**Zoning:** RD

**Utilities:** -

**Inclusions:** none

3.21 acres with a beautiful stroll to the McLeod River and a great swimming hole. The property features a 2 bedroom bungalow on a crawl space, 22 x 24 heated workshop (gas heater currently disconnected for the winter) and 4 storage sheds. Home has wood frame with log siding and the crawl space is on wood/railroad ties that is now considered a permanent wood foundation (foundation is fully encapsulated as of September 29th, 2024) . Partially covered deck. Yard is set up nicely and comes complete with a large fire pit area with picnic table and tons of split wood, plus a gigantic garden bed. This property would make a perfect getaway, nice hunting or recreational cabin located only 12 minutes SW of Edson. Water source is believed to be an artesian well and property is sold "as is, where is". Directions: Head West from Edson on Hwy 16, left at UFA onto Hwy 47, R on Twp 521 A, go a couple of kilometers - no sign.