

## \$350,000 - N/A, Rural Yellowhead

MLS® #E4428930

**\$350,000**

1 Bedroom, 0.50 Bathroom, 734 sqft

Rural on 38.30 Acres

None, Rural Yellowhead, AB

This private 38+ acre property is surrounded by mature spruce, poplar, pine, birch, larch, apple and willow trees, plus wild raspberries, strawberries, and saskatoons is home to a stunning log house built in 2017. Unfinished - you can customize the space to your liking. The home features a cozy woodstove, a wraparound deck, beautiful log siding, and decorative log railings. Also included are a 40-foot C-can, two storage sheds, and additional building materials to complete interior. This exceptional property is located just off the pavement, less than an hour from Edmonton, under an hour from Edson, and only minutes from Chip Lake. Whether you're looking for a weekend getaway or a year-round retreat, this is the perfect place to unwind. Home is currently off-grid, services available at the road if desired. Want more land? We've got you covered. 2 titles. See E4414372 for cabin and 17 acres only. Game cameras on site!! Please follow posted signage.

Built in 2017

### Essential Information

MLS® #	E4428930
Price	\$350,000
Bedrooms	1



Bathrooms	0.50
Half Baths	1
Square Footage	734
Acres	38.30
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	N/A
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 2M0

### **Amenities**

Features	Off Street Parking, Ceiling 10 ft., Front Porch, R.V. Storage
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### **Interior**

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Low Maintenance Landscape, Private Setting, Treed Lot
Construction	Wood
Foundation	Piling

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	Zone 70

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Listing information last updated on April 4th, 2025 at 8:02pm MDT