

# \$589,000 - 16509 Township Road 544, Rural Yellowhead County

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MLS® #A2203851

**\$589,000**

5 Bedroom, 4.00 Bathroom, 1,549 sqft  
Residential on 6.94 Acres

NONE, Rural Yellowhead County, Alberta

Discover your private oasis in this exquisite 6.94-acre property. Nestled in a tranquil setting, this beautifully landscaped Acreage offers the perfect blend of luxury and functionality.

The gourmet kitchen is a chef's dream, featuring custom-built wood cabinets, granite countertops, a high-end gas stove, and ample storage. The open-concept layout seamlessly connects the kitchen to the living area, creating a spacious and inviting space for entertaining.

Step outside onto the expansive back deck, where you can enjoy stunning scenic views and relax in the serene atmosphere, where memories are made. The property boasts five bedrooms and four bathrooms, including a luxurious ensuite with a Jacuzzi tub for ultimate relaxation.

Practical features include a heated attached garage, a Quonset with power and Heat, ample parking space, and for added peace of mind, the property features a robust drainage system with weeping tile and pump in the back southwest area, effectively preventing water ingress and safeguarding the property against adverse weather conditions.

This meticulously maintained property offers the perfect combination of luxury, comfort, and



natural beauty. This well-appointed home offers a blend of luxury, functionality, and natural beauty, creating the perfect setting for serene living and unforgettable gatherings. Embrace the opportunity to make this idyllic property your own and picture the possibilities that await in this captivating and meticulously maintained retreat. Schedule a viewing today to experience the serenity and tranquility of this exceptional Acreage.

Key Features:

- 6.94 acres of beautifully landscaped property
- Gourmet kitchen with custom cabinets and high-end appliances
- Open-concept living area
- Expansive back deck with scenic views
- Five bedrooms and four bathrooms, including a luxurious ensuite
- Heated attached garage and Quonset with Heat and power
- Ample parking space and storage
- Robust drainage system

Don't miss this incredible opportunity to own your own private Acreage.

Built in 2000

Essential Information

MLS® #	A2203851
Price	\$589,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,549
Acres	6.94
Year Built	2000
Type	Residential

Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	16509 Township Road 544
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3V8

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	4

### Interior

Interior Features	High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove, Satellite TV Dish
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard, Rain Gutters, RV Hookup, Storage
Lot Description	Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Low Maintenance Landscape, Many Trees
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	March 19th, 2025
Days on Market	55
Zoning	RD

**Listing Details**

Listing Office                   CENTURY 21 TWIN REALTY

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