

# \$699,900 - 16211 Township Road 534, Rural Yellowhead County

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MLS® #A2215244

**\$699,900**

1 Bedroom, 2.00 Bathroom, 1,381 sqft  
Residential on 34.68 Acres

NONE, Rural Yellowhead County, Alberta

Great Opportunity to live in and own and operate a campground if desired, bordering the Wolf Creek along the SE side of the property and only 12 minutes from Edson "Wild Rose Campground". 32 campsites (22 sites are serviced with water and power and have picnic tables and firepits, pull through sites, and 8 tenting sites with water source close-by, outhouses, a washhouse and a cabin/office. There is also a spot for a non permanent structure such as a park model/mobile/cabin (water/power/sewer hookup/artisian well ready to hookup). The main house is a one and half storey and built around 2018 partially log, one and a half bathrooms, (needs some inside finishing touches i.e. paint). Upper floor has front and back decks to enjoy the views, wildlife and creek. Metal Quonset Shop/Garage is 30x50 with concrete floor, and heated, 12' power door, some drill stems for extra roof support. There is also a Mechanic Shop, 30x50, 2 doors, concrete floor, sump, overhead heat, office with water power and sewer. The property has received County approval to operate as a "serviced" campground.

Built in 2018

## Essential Information

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Price	\$699,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,381
Acres	34.68
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	16211 Township Road 534
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3H8

### **Amenities**

Parking Spaces	8
Parking	Additional Parking, Quad or More Attached
# of Garages	8
Waterfront	Creek

### **Interior**

Interior Features	High Ceilings, Vinyl Windows, Recreation Facilities
Appliances	Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Propane, Combination, Electric, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Dining Room, Electric, Free Standing
Basement	None

### **Exterior**

Exterior Features	Private Yard, RV Hookup
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Lot Description	Treed, Creek/River/Stream/Pond
Roof	Metal
Construction	Wood Frame, Mixed
Foundation	Piling(s), Poured Concrete, Perimeter Wall, See Remarks

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	126
Zoning	RD

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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