

# **\$379,900 - 14411 Township Road 544, Rural Yellowhead County**

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MLS® #A2217466

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,086 sqft  
Residential on 52.75 Acres

NONE, Rural Yellowhead County, Alberta

Situated on 52.75 acres just northwest of Peers, this 4-bedroom, 2-bathroom bungalow offers an opportunity for those seeking a fixer-upper project. The main floor hosts a large living room with a vaulted and beamed ceiling, hardwood flooring and a big picture window that provides a view to the front yard. The kitchen/dining area has been remodelled and has lots of cherry cabinets, granite countertops, a powered island with breakfast bar, tile flooring and access to the back deck. Down the hall youâ€™ll find the spacious primary bedroom with room for a king-sized suite at one end and a relaxation area at the other as well as access to the 4-piece main bathroom and garden doors to the deck. Thereâ€™s another good-sized bedroom rounding out the main level. The developed basement hosts 2 more bedrooms, a den, a family room area, a flex space, a 4-piece bathroom, laundry room and a cold room/utility area. Enjoy outdoor living on the covered and screened in wrap around deck that has an area and hookups for an outdoor kitchen and a hot tub. For additional accommodation or a home-based business thereâ€™s a 2-bedroom cabin complete with its own well and septic. The double detached heated garage provides shelter for the vehicles. The front portion of the property (approximately 10 acres) has been developed into an area for the critters with fencing, cross fencing and a horse



pen. There's a couple of sheds and waterer access. The back portion of the property is treed and provides recreational space. West side of property is perimeter fenced. January Creek runs along the East side of the property. Perfectly located in an area of larger acreages, you'll enjoy a peaceful country setting. If you're ready to invest some time and effort, this property could become your ideal home sweet home. Located just 2km west of Hwy 32. Sold "as is/where is"

Built in 1978

### Essential Information

MLS® #	A2217466
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	52.75
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	14411 Township Road 544
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3W7

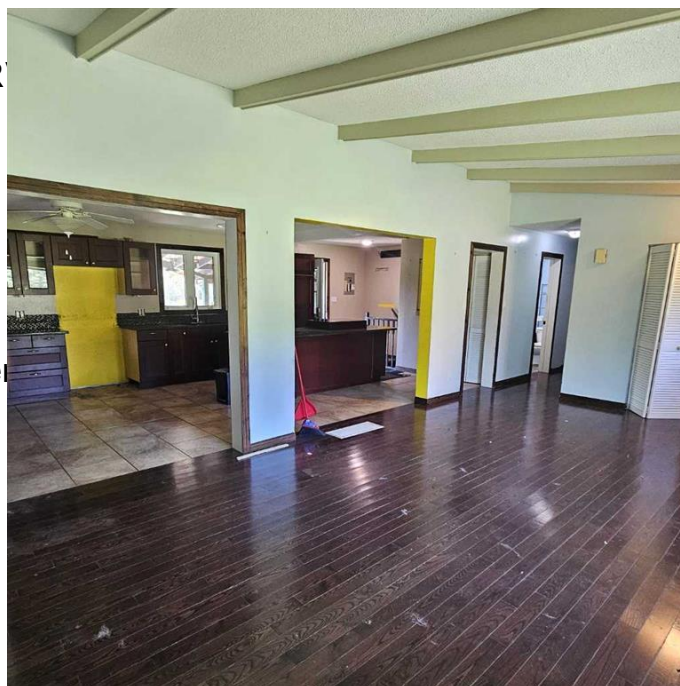
### Amenities

Utilities	Electricity Connected, High Speed Internet Available, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected
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Parking	Double Garage Detached, Driveway, Heated Garage, R
# of Garages	2
Waterfront	Creek

### Interior

Interior Features	Granite Counters, Soaking Windows, Jetted Tub, Kitchen Pump(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Finished



### Exterior

Exterior Features	Private Yard, Storage, Lighting, Rain Gutters
Lot Description	Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Pasture, Brush, Back Yard, Lawn, Landscaped, Rectangular Lot, Treed
Roof	Metal
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	May 5th, 2025
Days on Market	109
Zoning	RD

### Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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