

14305 Township Road 554
Rural Yellowhead County, Alberta

MLS # A2228843

\$370,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	0 sq.ft.	Age:	1989 (36 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Double Garage Detached, Gravel Driveway, Other		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: Floor Furnace, Natural Gas

Water: Well

Floors: Laminate

Sewer: Septic System

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: 21-55-14-W5

Exterior: Vinyl Siding, Wood Frame

Zoning: RD

Foundation: None, Piling(s)

Utilities: -

Features: Vaulted Ceiling(s)

Inclusions: unknown

Do not access the property without permission! All showings to be booked through a Realtor. This 3-bedroom, 2-bathroom bungalow is situated on 78.52 acres in a family-friendly acreage and farming community, within commuting distance to both Edson and Whitecourt. The home features an open-concept design with vaulted ceilings, combining the kitchen, dining, and living areas to create a spacious and welcoming environment. All living space is conveniently located on one level and includes a laundry room. The house is all set atop a treated wood & concrete foundation with concrete pony wall and a crawl space for additional storage. . Additional features include a large, older garage with a lean-to, concrete floor, wood siding doors, insulation, plywood interior walls, and a metal roof. A 40' x 60' Quonset shop offers even more utility, with metal interior lining, a concrete floor, and a loft space—ideal for storage, workshop use, or agricultural purposes. This property offers the perfect balance of comfort, space, and rural charm.