

## \$559,000 - 11517 Twp Rd 541a, Rural Yellowhead

MLS® #E4446369

**\$559,000**

2 Bedroom, 1.00 Bathroom, 1,462 sqft

Rural on 155.46 Acres

None, Rural Yellowhead, AB

Enveloped in the natural splendor of 155 pristine acres, this 2014-built bungalow offers a rare blend of peace, potential, and natural wonder. The open-concept layout is warm and inviting, showcasing natural wood features, 2 spacious bedrooms, a 5-piece bath, rustic culinary space and extra windows that bathe the interior in natural light. Outside, enjoy the quiet majesty of rolling meadows, two natural water features, and towering forests that create an enchanting landscape teeming with wildlife. A 30x50 barn, storage out-buildings, artesian well (with two additional bored wells) and included farm equipment support hobby farming, hunting, or retreat-style living. An original homestead offers future restoration potential. With an approved subdivision plan already in place, the possibilities are endless—multi-generational living, a lifestyle retreat, or your dream rural escape.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446369  |
| Price          | \$559,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,462     |



|            |                        |
|------------|------------------------|
| Acres      | 155.46                 |
| Year Built | 2014                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11517 Twp Rd 541a |
| Area        | Rural Yellowhead  |
| Subdivision | None              |
| City        | Rural Yellowhead  |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T0E 1S0           |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Front Porch, Hot Water Electric, No Smoking Home, Vinyl Windows |
|----------|---|

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Creek, Fenced, Rolling Land, Subdividable Lot, Treed Lot |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 5              |
| Zoning         | Zone RUR1      |

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Listing information last updated on July 12th, 2025 at 10:48am MDT