

# **\$549,900 - 16422 Hwy 748 East, Rural Yellowhead**

MLS® #E4437398

**\$549,900**

5 Bedroom, 3.50 Bathroom, 1,900 sqft

Rural on 8.92 Acres

None, Rural Yellowhead, AB

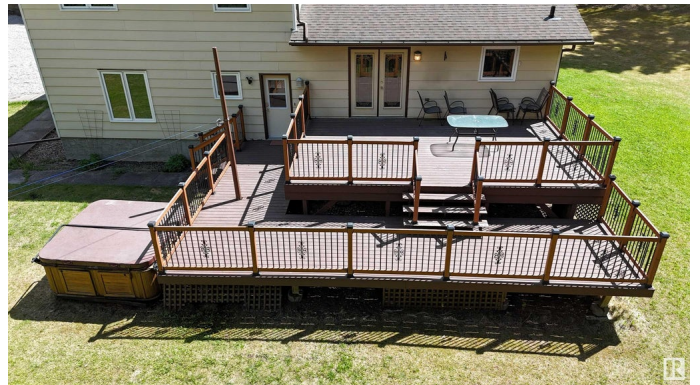
Beautiful Treed, Private, Picturesque Country Acreage (8.92 acres) 5 min From Town off Paved Bear Lake Road. Charming 1900 sq. ft. Split Level Home Features: 5 bedrooms, 3.5 Bathrooms, Central Vac, Lg Entry, Many Upgrades, Lg Kitchen W/Plenty of Cabinets & Counter Space, Dining area W/Deck Access, Living Rm W/Bay Window & Beautiful Wood Fireplace, Main Floor Laundry, Main Floor Bedroom/Office, Upper Level: King Master W/3 Pc Ensuite, 5 Pc Bath, & 2 More Lg Bedrooms. Lower Level W/Huge Rec/Games Rm, Basement Level W/Lg Bedroom, 3Pc Bath, & 2 Lg Storage Rooms. Landscaped, Park Like Yard W/Dbl Att Garage, Circular Driveway, 2 Tiered Deck, Front Deck, Charming Firepit Area, Many Huge Mature Trees, Corral, Animal Shelters, Sheds, & Plenty of Rm For a Lg Garden. This property has Spectacular Scenery, Views, Seclusion, Abundance of Wildlife, & Endless Recreational & Business Opportunities. Close to Town as Well as Both the McLeod & Edson River. The Perfect Property For Those Seeking A Self-Sufficient Lifestyle.

Built in 1982

## **Essential Information**

MLS® # E4437398

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,900                  |
| Acres          | 8.92                   |
| Year Built     | 1982                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16422 Hwy 748 East |
| Area        | Rural Yellowhead   |
| Subdivision | None               |
| City        | Rural Yellowhead   |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7E 3P1            |

### Amenities

|          |  |
|----------|--|
| Features | Closet Organizers, Deck, Fire Pit, No Smoking Home |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 5                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot |
| Construction      | Wood  |
| Foundation        | Preserved Wood  |

### Additional Information

Date Listed May 20th, 2025

Days on Market 48

Zoning Zone 70

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Listing information last updated on July 7th, 2025 at 6:17pm MDT