

## \$299,900 - 11128 Highway 16, Rural Yellowhead

---

MLS® #E4434398

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 37.30 Acres

None, Rural Yellowhead, AB

Calling all campers and recreation lovers!! This beautiful weekend property, near Chip Lake, boasts over 37 acres of lush forest. This private retreat is currently used as a family campground and has scenic trails through out with a creek dividing the property. The property has power on the land, a drilled well in addition to 2 small cabins which can be used as bunk houses; the delightful main A frame cabin with wood stove will stay with the property and the other small bunkhouse is used as a kitchen. There is also a garage for storage. It's currently set up with an outdoor shower and has one designated spot for trailer set up with a deck. Numerous fruit trees. Massive garden. You can quad, dirt bike or hike in your own oasis. Forage for wild mushrooms. It's only a one hour commute from Edmonton via highway 16. New pump system & holding tank.



### Essential Information

MLS® #	E4434398
Price	\$299,900
Bathrooms	0.00
Acres	37.30
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address 11128 Highway 16  
Area Rural Yellowhead  
Subdivision None  
City Rural Yellowhead  
County ALBERTA  
Province AB  
Postal Code T0E 1S0

## Exterior

Exterior Features Backs Onto Park/Trees, C  
Vegetable Garden

## Additional Information

Date Listed May 2nd, 2025  
Days on Market 45  
Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®, REALTOR®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:32pm MDT

