

# **\$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

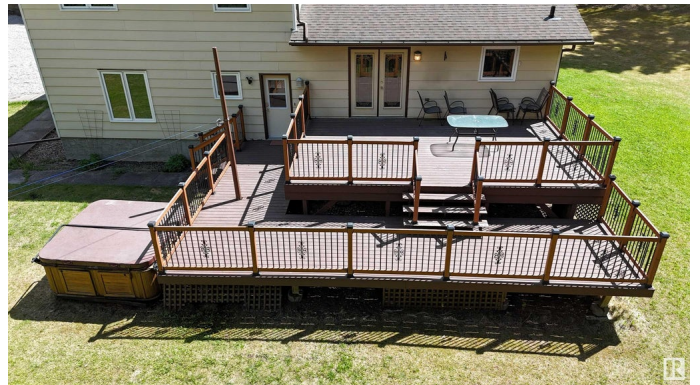
Beautiful Treed, Private, Picturesque Country Acreage (8.92 acres) 5 min From Town off Paved Bear Lake Road. Charming 1900 sq. ft. Split Level Home Features: 5 bedrooms, 3.5 Bathrooms, Central Vac, Lg Entry, Many Upgrades, Lg Kitchen W/Plenty of Cabinets & Counter Space, Dining area W/Deck Access, Living 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 79

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®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 7th, 2025 at 8:02am MDT