

\$550,000 - 56509 Hwy 32, Rural Yellowhead

MLS® #E4451945

\$550,000

3 Bedroom, 2.50 Bathroom, 2,018 sqft

Rural on 88.20 Acres

None, Rural Yellowhead, AB

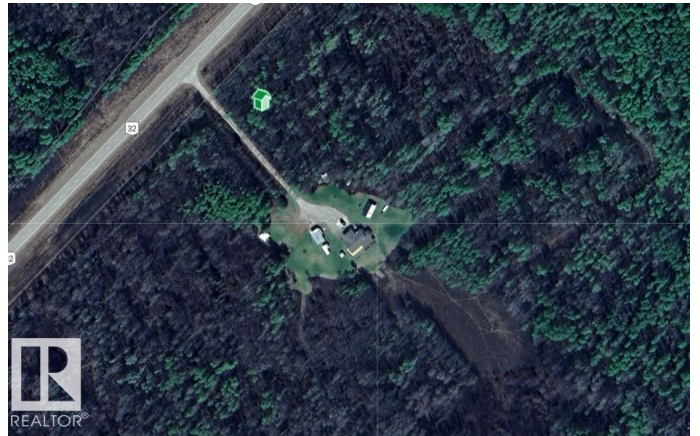
Nestled on 88.2 acres of serene treed and cleared land just off paved Highway 32 in Yellowhead County, Alberta, this modular home offers inviting open-concept living with four bedrooms (including a dedicated office/fourth bedroom) and 2½ bathrooms, anchored by a spacious great room with gas fireplace and abundant natural light. The chef-quality kitchen and baths boast granite countertops, dark cabinetry, stainless appliances, and a breakfast bar, while the primary suite delivers a luxurious 5-piece ensuite and large walk-in closet. Outdoors, enjoy a wrap-around partly covered deck with natural gas hookup, a garage, greenhouse, multiple outbuildings, raised garden beds.*Please note* property is sold as is where is at time of possession. No warranties or representations. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. Purchaser to confirm all details pertaining to this property to their Satisfaction.

Built in 2011

Essential Information

MLS® # E4451945

Price \$550,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,018
Acres	88.20
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	56509 Hwy 32
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 3X8

Amenities

Features	See Remarks
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Interior

Heating	See Remarks, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	See Remarks

Additional Information

Date Listed	August 8th, 2025
Days on Market	12

Zoning

Zone RUR2

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Listing information last updated on August 20th, 2025 at 5:32pm MDT