

\$31,500 - 324, 16326 Township Road 534, Rural Yellowhead County

MLS® #A2259393

\$31,500

3 Bedroom, 1.00 Bathroom, 1,220 sqft
Mobile on 0.00 Acres

NONE, Rural Yellowhead County, Alberta

Minutes from Edson!!! This welcoming home offers a fantastic living experience with its open-concept layout, perfect for family gatherings and entertaining. The versatile middle bedroom is already wired for entertainment, making it an ideal gaming room, office, or cozy media space.

Step outside to enjoy your morning coffee on the deck while kids and pets play safely in the spacious fenced yard. A 12' x 20' addition provides extra living space, giving you even more room to spread out and make the home your own.

Over the years, this home has been thoughtfully updated for comfort and peace of mind. All new wiring, insulation, panel style gyprock were completed in 2017. The furnace had a new regulator installed in 2023, and in 2025 a new rod was added to the hot water tank. A new fridge and high-quality Bosch dishwasher also add to the modern conveniences.

Located in the quiet, friendly Pineshadows community just minutes from Edson, youâ€™™ll love the balance of peaceful living with easy access to town amenities.

Please note: The land is rented; this listing is for the mobile home only. Home



recommendation new windows and a kitchen countertop.

Built in 1984

Essential Information

MLS® #	A2259393
Price	\$31,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,220
Acres	0.00
Year Built	1984
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	324, 16326 Township Road 534
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3N2

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available
Parking Spaces	3
Parking	Off Street

Interior

Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air

Exterior

Roof	Asphalt Shingle
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Additional Information

Date Listed September 23rd, 2025

Days on Market 57

Listing Details

Listing Office CENTURY 21 TWIN REALTY

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