

# **\$32,900 - 324, 16326 Township Road 534, Rural Yellowhead County**

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MLS® #A2259393

**\$32,900**

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

NONE, Rural Yellowhead County, Alberta

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 stule 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 does require new windows and a kitchen countertop.



Built in 1984

**Essential Information**

MLS® #	A2259393
Price	\$32,900
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
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**Listing Details**

Listing Office

CENTURY 21 TWIN REALTY

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