

\$1,150,000 - 1b, 16511 532a Township Road, Rural Yellowhead County

MLS® #A2227819

\$1,150,000

5 Bedroom, 5.00 Bathroom, 3,444 sqft
Residential on 2.62 Acres

NONE, Rural Yellowhead County, Alberta

Experience Elevated Living Along the McLeod River. Welcome to this stunning custom-built estate, offering over 5,500 sq ft of refined living space on 2.62 private acres with breathtaking views of the McLeod River. Expertly crafted to blend timeless elegance with modern comfort, this home is an ideal sanctuary for family life and sophisticated entertaining. At the heart of the home lies a chef's dream kitchen, complete with abundant cabinetry, expansive counters, a gas range with pot filler, second built-in oven, and a showstopping custom copper range hood by "Hoods by Hammersmith." The adjacent sun-drenched living room features floor-to-ceiling windows and a wood-burning fireplace, framed by locally milled spruce beams that add warmth and rustic character. The main-floor primary suite is a serene retreat, showcasing hardwood floors, direct deck access, and a spa-inspired 5-piece en-suite with a freestanding tub, oversized tile shower, dual vanities, and a peaceful river view. Upstairs, you'll find three spacious bedrooms and a versatile bonus loft. Two bedrooms share a beautifully appointed Jack and Jill bathroom, while the third enjoys a private 3-piece en-suite. The fully finished basement offers even more functional space, including a fifth bedroom, a study, full bath, home gym, storage, and a large recreation/media room outfitted with a



high-end Sonos sound system. Built with ICF construction for superior energy efficiency and soundproofing, the home is equipped with premium European Innotech windows and doors, in-ceiling audio on the main floor, and is prepped for in-floor heating throughout. A heated triple garage and wraparound low-maintenance decking complete the package, offering the perfect place to relax in sun or shade and enjoy the soothing sound of the nearby river. Every detail of this residence has been carefully considered to offer a lifestyle of comfort, style, and enduring quality.

Built in 2017

Essential Information

MLS® #	A2227819
Price	\$1,150,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,444
Acres	2.62
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	1b, 16511 532a Township Road
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3A6

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Beamed Ceilings
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Creek/River/Stream/Pond, Garden
Roof	Asphalt Shingle
Construction	Composite Siding, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	June 6th, 2025
Days on Market	128
Zoning	CRD

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.