



**GRASSROOTS**  
REALTY GROUP

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**Township Road 532  
Rural Yellowhead County, Alberta**

**MLS # A2218084**



**\$144,900**

**Division:** NONE

**Lot Size:** 20.18 Acres

**Lot Feat:** -

**By Town:** Edson

**LLD:** 16-53-18-W5

**Zoning:** CRD

**Water:** None

**Sewer:** -

**Utilities:** -

ESTATE SALE ~ SELLER IS NOW OFFERING A \$7000 INCENTIVE TO THE BUYER TOWARDS SERVICES, UPON POSSESSION!  
Discover the ideal setting to build your dream acreage on this elevated parcel offering stunning distant views of the Rocky Mountains. This high and dry property features a perfect mix of open pasture and mature trees, conveniently located with easy access to Highway 16, it's just a short drive from Edson. Possibly an amazing place to start a new business with approval from Yellowhead County. You will appreciate the added bonus of approximately \$900/year in passive income from an Altalink power line easement running through this beautiful 20.18 acres of land, and there is a fibre optic cable at the front of this property.