



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! 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.