



**GRASSROOTS**  
REALTY GROUP

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**14520 Township Road 562  
Rural Yellowhead County, Alberta**

**MLS # A2241135**



**\$349,900**

**Division:** NONE

**Lot Size:** 70.29 Acres

**Lot Feat:** -

**By Town:** Edson

**LLD:** 18-56-14-W5

**Zoning:** AG

**Water:** Well

**Sewer:** -

**Utilities:** Electricity Paid For, Natural Gas at Lot Line

70 acres !!!Shining Bank Lake area . This spectacular parcel is a great start for anyone looking for that recreational or residential property and be able to be close to the lake . This property has a great start with a cabin that could be made into a perfect little getaway home , there is power on property and a well . BRAND NEW ROOF!Gas is close by . The property is treed and has a creek . Endless possibilities to fill your dream of country living. Immediate possession can be had ! Outdoor adventure awaits you whether it is fishing or hunting! Great for family gatherings.