



GRASSROOTS
REALTY GROUP

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**18032 TOWNSHIP ROAD 532A
Rural Yellowhead County, Alberta**

MLS # A2246110



\$435,000

Division: NONE

Lot Size: 19.94 Acres

Lot Feat: -

By Town: Edson

LLD: 13-53-18-W5

Zoning: CD

Water: None

Sewer: -

Utilities: -

Exceptional opportunity to own high-visibility commercial land less than 2 km west of Edson with direct exposure to busy Highway 16. Zoned CD (Commercial District), this 4.5-acre parcel offers flexible development potential for a wide range of commercial uses. Level and easily accessible, it's ideal for a business venture, investment project, or storage facility.