



**GRASSROOTS**  
REALTY GROUP

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**10, 16511 Township Road 532A  
Rural Yellowhead County, Alberta**

**MLS # A2247972**



**\$195,000**

**Division:** NONE

**Lot Size:** 4.15 Acres

**Lot Feat:** -

**By Town:** Edson

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

**Zoning:** CRD

**Water:** None

**Sewer:** -

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

Discover the perfect setting for your dream home on this prestigious 4.15-acre parcel in the highly sought-after River Ridge Subdivision, just minutes from Edson. This high and dry property offers breathtaking views overlooking the McLeod River, providing both tranquility and natural beauty. Enjoy the best of both worlds with peaceful country living and convenient access to town amenities. Services include power, natural gas, telephone, and pavement right to the property line. Opportunities like this are rare—secure your slice of riverfront paradise in one of Yellowhead County’s most desirable neighborhoods and start planning your dream acreage today!