



GRASSROOTS
REALTY GROUP

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RANGE ROAD 182
Rural Yellowhead County, Alberta

MLS # A2263056



\$209,900

Division: NONE

Lot Size: 58.81 Acres

Lot Feat: -

By Town: Edson

LLD: 14-53-18-W5

Zoning: RD

Water: None

Sewer: None

Utilities: -

Private land with a great building site, sitting on 58.81 acres, and only a few minutes west of the Town of Edson! This land is mostly treed, with a great potential building site cleared. Zoning is RD which offers greater diversity for future development options (potential for business options with Yellowhead County approval). Enjoy wild life and close proximity to many lakes, parks, and approx 2 hrs to the mountains/beautiful Jasper!! Close to schools, shopping, medical services, and everything the town of Edson has to offer. Also approx 2 hrs to the city of Edmonton. This property has a tonne of potential for building your dream home, possibly having your own business on site, or recreational land! Imagine creating your own quadding trails to enjoy endless hours of fun! There is also \$2500 lease revenue per year. Don't miss this great opportunity to own a large parcel of private land with great zoning and close to town!