



GRASSROOTS
REALTY GROUP

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**Lot 3 Range Road 175
Rural Yellowhead County, Alberta**

MLS # A2273071



\$119,900

Division: NONE

Lot Size: 3.78 Acres

Lot Feat: Cleared, Gentle Sloping, Open Lot, Rectangular Lot

By Town: Edson

LLD: 32-53-17-W5

Zoning: CRD

Water: None

Sewer: None

Utilities: -

Just 3.5 km from town, in a desirable area of acreages, you will find this 3.78-acre lot that is ready for your building plans. The Country Residential zoning in this subdivision allows for both stick-built homes and modular homes, and there are no registered restrictive covenants imposing architectural controls regarding building types, minimum square footage, or exterior finishes. This lot has power access along the west property line, and a natural gas line runs through the property, making it convenient to access services. It is located at the corner of Range Road 175 and Township Road 540, with access off Township Road 540. Enjoy country living while being close to all the amenities of town.