



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**Township Road 530A
Rural Yellowhead County, Alberta**

MLS # A2278745



\$115,000

Division: NONE

Lot Size: 1.50 Acres

Lot Feat: Rectangular Lot

By Town: Edson

LLD: 6-53-18-W5

Zoning: RD

Water: None

Sewer: -

Utilities: -

Beautiful 1.5-acre parcel located just 7 minutes southwest of the Town of Edson, offering an ideal building site with a solid base and excellent drainage. The property features a county-approved approach and perimeter fencing. While not serviced, power and natural gas are available within the property lines. Pavement access is within 3 km, providing convenience while maintaining a peaceful country setting. Enjoy abundant wildlife, low traffic flow, and sweeping views of the surrounding area. An excellent location for a retirement or recreational setting. Motivated seller.