



**GRASSROOTS**  
REALTY GROUP

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

**1723 63 Street  
Edson, Alberta**

**MLS # A2279510**



**\$80,000**

**Division:** Edson

**Lot Size:** 0.39 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R1

**Water:** -

**Sewer:** -

**Utilities:** -

Discover a generously sized residential lot measuring 17,114 sq ft, complete with a private well and access to the municipal septic system. This property offers flexibility for future development of your dream home. A natural tree buffer at the front enhances seclusion and curb appeal. Located in a welcoming neighborhood with strong value, this lot presents an excellent investment. As an added bonus, the neighboring home with attached garage is also available, with potential savings if both properties are purchased together.