



GRASSROOTS
REALTY GROUP

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**40 6th Street
Edson, Alberta**

MLS # A2296074



\$1,200,000

Division: NONE

Lot Size: 54.82 Acres

Lot Feat: -

By Town: -

LLD: 23-53-17-W5

Zoning: UR

Water: -

Sewer: -

Utilities: -

Prime development opportunity located directly north of Edson Hospital. This exceptional 54.82 acre property is ideally suited for senior accommodations or a mixed commercial and residential project, serving the entire east side of Edson. The town of Edson offers a full range of recreational facilities, comprehensive health care services, a high-quality education system, and a vibrant business sector. It supports a trading population of approximately 15,000 people. Strategically positioned along Highway 16 (Trans-Canada Yellowhead Route), the property benefits from significant exposure to private, commercial, and industrial traffic. The Yellowhead is one of Alberta's busiest transportation corridors and has been designated as a second Trans-Canada Highway, with approximately 20,000 vehicles passing through Edson daily. Edson is conveniently located approximately 199 km west of Edmonton and 453 km northwest of Calgary, making this a highly accessible and well-connected investment opportunity.