



**GRASSROOTS**

REALTY GROUP

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**18032 TOWNSHIP ROAD 532A**  
**Rural Yellowhead County, Alberta**

**MLS # A2246110**



**\$435,000**

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**Division:** NONE

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**Lot Size:** 19.94 Acres

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**Lot Feat:** -

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**By Town:** Edson

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**LLD:** 13-53-18-W5

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**Zoning:** CD

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**Water:** None

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**Sewer:** -

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**Utilities:** -

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Exceptional opportunity to own high-visibility commercial land less than 2 km west of Edson with direct exposure to busy Highway 16. Zoned CD (Commercial District), this 19.94-acre parcel offers flexible development potential for a wide range of commercial uses. Level and easily accessible, it's ideal for a business venture, investment project, or storage facility.