



**GRASSROOTS**

REALTY GROUP

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**#43 River Ridge Estates  
Rural Yellowhead County, Alberta**

**MLS # A2273500**



**\$84,000**

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**Division:** NONE

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**Lot Size:** 3.93 Acres

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**Lot Feat:** -

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**By Town:** Edson

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**LLD:** 18-53-16-W5

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**Zoning:** CRD

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**Water:** None

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**Sewer:** -

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**Utilities:** -

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Discover the natural beauty of the McLeod River and life as it should be in River Ridge Estates. This 3.93-acre parcel is located in "The Meadows" area of the subdivision at the base of the hillside, offering the perfect blend of the large mature trees from The Ridge and the open grassland views toward The River. With plenty of usable land, it is suitable for horses. Yellowhead County Bylaw 4 will allow for 2 horses, and three with consent from immediately adjacent property owners. Each lot includes underground services to the property, including power, gas, telephone line, and high-speed internet, with property owners responsible for installing the septic system and well. Lot 43 is ready for you to build your dream home! Listing price includes GST.