



**GRASSROOTS**

REALTY GROUP

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**NW-4-54 -17-W5**  
**Rural Yellowhead County, Alberta**

**MLS # A2275189**



**\$335,000**

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**Division:** NONE

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**Lot Size:** 160.00 Acres

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**Lot Feat:** -

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**By Town:** Edson

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**LLD:** 4-54-17-W5

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**Zoning:** RD

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**Water:** Other

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**Sewer:** -

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**Utilities:** -

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Quarter section of good farming land, mostly cleared, currently used for hay land. Has government road allowance on west and north boundaries. The quarter borders Crown land to the north and south, with access to groomed snowmobile trails, adding outstanding recreational value. Adjacent developed parcel also available for purchase.