



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6118 11 Avenue
Edson, Alberta

MLS # A2275893



\$115,000

Division: Edson

Lot Size: 0.17 Acre

Lot Feat: Backs on to Park/Green Space, Cleared, Rectangular Lot

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

Utilities: -

Dreaming of owning a home in the Westgrove subdivision? Here's your chance to build a custom home that suits your style. 7,567 sq. ft. partially fenced lot zoned R1 that backs onto a greenspace. Wonderful, family friendly subdivision with great neighbours and it's close to all amenities and the Town's walking trails. Underground power, natural gas and town water and sewer service hookups at the property line. Town of Edson zoning allows for a duplex (subject to Town approval). The location of this lot offers a picturesque southwestern view with a fabulous sunset skyline view and depending on the style of home you decide to build, you may even get a view of the mountains. A fantastic opportunity to create your ideal living space in this desired neighbourhood.