



**GRASSROOTS**

REALTY GROUP

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**Township Road 530A  
Rural Yellowhead County, Alberta**

**MLS # A2278745**



**\$115,000**

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**Division:** NONE

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**Lot Size:** 1.50 Acres

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**Lot Feat:** Rectangular Lot

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**By Town:** Edson

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**LLD:** 6-53-18-W5

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**Zoning:** RD

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**Water:** None

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**Sewer:** -

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**Utilities:** -

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Beautiful 1.5-acre parcel located just 7 minutes southwest of the Town of Edson, offering an ideal building site with a solid base and excellent drainage. The property features a county-approved approach and perimeter fencing. While not serviced, power and natural gas are available within the property lines. Pavement access is within 3 km, providing convenience while maintaining a peaceful country setting. Enjoy abundant wildlife, low traffic flow, and sweeping views of the surrounding area. An excellent location for a retirement or recreational setting. Motivated seller.