



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

40 6th Avenue
Edson, Alberta

MLS # A2295958



\$137,500

Division: NONE

Lot Size: 5.83 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: UR

Water: -

Sewer: -

Utilities: -

Prime development opportunity located directly East of Edson Hospital. This 5.83 acre parcel is ideal for mixed commercial/residential use, serving Edson's east side. Edson offers excellent recreation, health care, education, and a strong business sector, with a trading population of approximately 15,000. Positioned on Highway 16 (Trans-Canada Yellowhead Route), the property benefits from high exposure, with approximately 20,000 vehicles passing daily. Conveniently located 199 km west of Edmonton and 453 km northwest of Calgary.