



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Lot 2 Range Road 180
Rural Yellowhead County, Alberta

MLS # A2296021



\$134,000

Division: NONE

Lot Size: 8.08 Acres

Lot Feat: Creek/River/Stream/Pond, Many Trees, Rectangular Lot, Waterfront

By Town: Edson

LLD: 19-53-17-W5

Zoning: CRD (Country Residential)

Water: None

Sewer: -

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

County estate acreage on Bench Creek. 8.08 acres of gently sloping maturely treed land adjacent to prestigious Bench Creek Estates 5 minutes from town. This beautiful property offers a rare combination of privacy, natural surroundings, and quick access to services. Gently winding Bench Creek forms the east property line, creating a scenic and calming backdrop where the kids or grandkids can explore, play, and connect with nature right in your own backyard. Surrounded by mature trees, there are several stunning building sites cleared to provide both shelter and vistas—perfect for creating a home that grows with your family. Along with the ease of pavement right to your driveway, power and natural gas are available at the property line—making the building process that much simpler. Bonus feature, part of an old trapper’s cabin speaks to Yellowhead County’s history. Whether it’s morning coffee watching the deer and birds, evenings by the creek, or wide-open space for children and pets to roam, this property offers the lifestyle families dream of. A truly special place to put down roots and create lasting memories.