



GRASSROOTS

REALTY GROUP

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**75 Street Yellowhead Highway
Edson, Alberta**

MLS # A2303450



\$2,400,000

Division: Edson

Lot Size: 70.89 Acres

Lot Feat: -

By Town: -

LLD: 7-53-17-W5

Zoning: UR

Water: -

Sewer: -

Utilities: -

Click brochure link for more details. Strategically located within the Edson West ASP, this 70.89 acre site is uniquely positioned to benefit from the planned realignment of Highway 16, which is expected to run directly through the property, creating exceptional exposure and access along one of Alberta's busiest transportation corridors. This anticipated highway alignment significantly enhances the site's suitability for high visibility, highway oriented commercial and light industrial uses catering to both regional traffic and the local market. The property also backs directly onto the CN Rail line, further supporting a range of industrial and logistics opportunities. The site will be cleared of trees, offering a clean, development ready parcel.