



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

53428 Range Road 170
Edson, Alberta

MLS # A2308387



\$599,000

Division: NONE

Lot Size: 106.11 Acres

Lot Feat: -

By Town: -

LLD: 25-53-17-W5

Zoning: RD

Water: -

Sewer: -

Utilities: -

Over 106 acres of fully cleared, development-ready land located just one mile from Edson's town limits on paved Highway 748 E. Zoned Rural District with Fee Simple title, no known restrictions, and a built access road already in place — this parcel is ready for residential development, agricultural use, or both. A rare find in Yellowhead County with direct highway frontage and convenient access to all town amenities.