



GRASSROOTS

REALTY GROUP

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2, 56031 Range Road 153
Rural Yellowhead County, Alberta

MLS # A2311752



\$265,500

Division: NONE

Lot Size: 8.35 Acres

Lot Feat: Brush, Garden, Gazebo, Irregular Lot, Lawn, Pie Shaped Lot, Private, Tr

By Town: Edson

LLD: 3-56-15-W5

Zoning: CRD

Water: None

Sewer: None

Utilities: Electricity, Propane

Welcome to your perfect escape, where serenity and adventure intertwine and everyday worries melt away. Nestled in the trees on this 8+ acre property you'll find a charming 2-bedroom cabin that was completed in 2017, it has power and a woodstove and comes fully furnished, a campsite area with 2 RV's, wooden patios, a gazebo, fire pit area, storage sheds, an outdoor shower, an outhouse, room for another RV, lots of trails cleared, and great neighbours. Discover the tranquility as you awake to the gentle rustle of leaves, sunlight streaming through a canopy of emerald green, and the song of the birds welcoming the day. Adventure awaits - wander along the scenic trails through the trees or grab your paddleboard/kayak and head out for a peaceful float on the nearby lakes (Long Lake or Shiningbank Lake) Try your luck with fishing as these lakes allow motorized boats. Miles of Crown Land nearby for ATV adventures. Return after a day of memory making, cook supper in the common area and enjoy the evening around the fire pit. Whether you're looking for a weekend getaway, or a retreat to recharge your spirit, this camping haven is the answer. Development possible for a year-round living space in addition to the camping area. Discover tranquility - unplug, unwind, and reconnect with nature and make this your get-a-way retreat!