



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**Lot 3 Range Road 175
Rural Yellowhead County, Alberta**

MLS # A2318874



\$99,900

Division: NONE

Lot Size: 3.78 Acres

Lot Feat: Rectangular Lot

By Town: Edson

LLD: 32-53-17-W5

Zoning: CRD

Water: None

Sewer: -

Utilities: -

Just 3.5 km from town, this 3.78-acre parcel is well suited for a modular home development. Zoned Country Residential, the subdivision offers excellent flexibility, with no registered restrictive covenants regarding architectural style, minimum square footage, or exterior finishes—ideal for buyers looking for a straightforward, cost-effective development. The lot features power along the west property line, with a natural gas line running through the property, providing convenient access to essential services. Lot 3 is located at Range Road 175 and Township Road 540, with access off Township Road 540. To further support your development, the seller is open to assisting with arrangements for servicing the land, making this an even more attractive opportunity. Enjoy the privacy and space of acreage living while remaining close to town amenities.