



**GRASSROOTS**

REALTY GROUP

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**Lot 4 Range Road 175  
Rural Yellowhead County, Alberta**

**MLS # A2318875**



**\$99,900**

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**Division:** NONE

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**Lot Size:** 3.81 Acres

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**Lot Feat:** Rectangular Lot

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**By Town:** Edson

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**LLD:** 32-53-17-W5

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**Zoning:** CRD

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**Water:** None

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**Sewer:** -

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**Utilities:** -

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Just 3.5 km from town, in a desirable area of acreages, you will find this 3.81-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. Small water source on property. Lot 4 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.