



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**Highway 16 and Range Road 184
Rural Yellowhead County, Alberta**

MLS # A2322680



\$750,000

Division: NONE

Lot Size: 155.59 Acres

Lot Feat: -

By Town: Edson

LLD: -

Zoning: RD

Water: None

Sewer: -

Utilities: -

Rare opportunity to own 155.59 acres west of Edson with direct exposure bordering Highway 16 and access from Range Road 184. This versatile parcel offers excellent development and subdivision potential or an incredible location to build your dream acreage with stunning mountain views. Enjoy the convenience of a highly desirable location combined with the privacy and space of country living. Bonus: over \$8,000 in annual lease revenue provides additional income. Endless possibilities await!