



GRASSROOTS
REALTY GROUP

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Lot 7 Twp Rd 534
Rural Yellowhead County, Alberta

MLS # A2323319



\$345,000

Division: NONE

Lot Size: 98.89 Acres

Lot Feat: -

By Town: Edson

LLD: 19-53-17-W5

Zoning: CD

Water: None

Sewer: -

Utilities: -

Extra-large acreage in the County! Over 94 level partially cleared pristine acres with open pasture and mature timber stands offering incredible quiet and privacy. On the north side, just minutes from downtown, this parcel fronts on TWP 534 (paved). Zoned Rural District, this large holding allows up to three dwellings plus limited commercial and industrial uses and many types of home businesses. Institutional, recreational and lodging uses are also generally appropriate in this District. Subdivision potential with easy rezoning to CR. Neighbours are largely agricultural or country residential and very well set back. First time on the market for a generation, this land is that rare chance for country living, working, and playing all on your own land. Start your dynasty here!