



GRASSROOTS
REALTY GROUP

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NE-28-53-13-W5
Rural Yellowhead County, Alberta

MLS # A2333028



\$195,000

Division: NONE

Lot Size: 48.00 Acres

Lot Feat: -

By Town: Edson

LLD: 28-53-13-W5

Zoning: RD

Water: None

Sewer: -

Utilities: -

Discover the potential of this exceptional 48-acre land parcel in the Carrot Creek area of Yellowhead County. Covered entirely in mature spruce, this untouched property offers exceptional privacy, a beautiful natural setting, and potentially substantial timber value, making it an attractive opportunity for recreation, investment, or future resource potential. With frontage along Highway 16, the property provides excellent year-round access while maintaining the peace and seclusion of a heavily treed landscape. Whether you're looking for a weekend getaway, a recreational retreat, a hunting property, or a long-term investment, this versatile parcel offers endless possibilities. Conveniently located within easy reach of Edson and surrounding communities, this is a rare opportunity to own a sizeable raw land parcel in a desirable rural location. Bring your vision and explore all this beautiful Alberta property has to offer.