

# \$210,000 - Twp Road 534 Range Road 175, Rural Yellowhead

MLS® #E4415009

**\$210,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 12.78 Acres

None, Rural Yellowhead, AB

12.78 ACRES, ONE MNUTE FROM THE TOWN OF EDSON, ON PAVED ROAD, TOWNSHIP ROAD 175. Zoned Country Residential District, Which Has Many Permitted And Discretionary Uses. Perfect Location For Truckers Who Want No Road Bans. This Beautiful Land is Surrounded by Trees With a Beautiful Building Site nestled in the many trees for privacy. No Restrictive Covenants Or Restrictions on this Piece of Land. You can Build a New Home, Set up a Modular or Mobile Home, Build a Cabin or Simply Pull Your Holiday Trailer onto the Land. This is the Perfect Location for Those Looking for Peaceful Country Living and Being Within Close Proximity to Town. Directions From Edson: Take HWY 748 North, East onto Township Road 534, Property is on the North Side of the Road. Sign is up!

## Essential Information

MLS® #	E4415009
Price	\$210,000
Bathrooms	0.00
Acres	12.78
Type	Rural
Sub-Type	Vacant Lot/Land



Status                      Active

**Community Information**

Address                    Twp Road 534 Range Road 175  
Area                        Rural Yellowhead  
Subdivision               None  
City                        Rural Yellowhead  
County                    ALBERTA  
Province                  AB  
Postal Code               T7E 1L7

**Exterior**

Exterior Features    Backs Onto Park/Trees, Treed Lot

**Additional Information**

Date Listed               November 30th, 2024  
Days on Market        214  
Zoning                    Zone 70

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