

\$400,000 - Twp 534 Rr 121, Rural Yellowhead

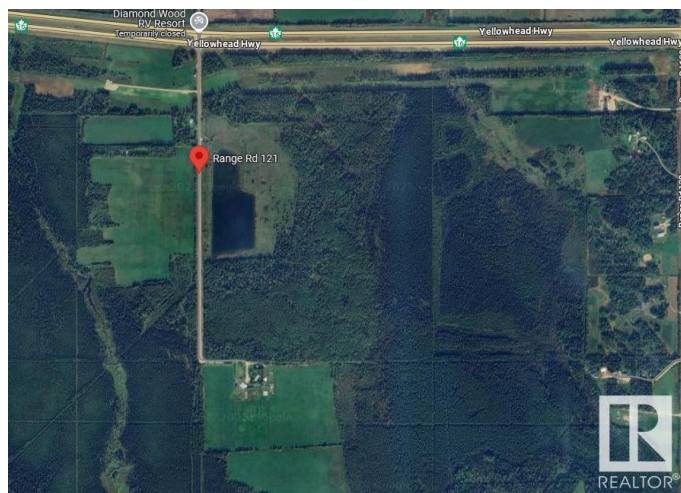
MLS® #E4434534

\$400,000

0 Bedroom, 0.00 Bathroom,
Rural on 160.00 Acres

None, Rural Yellowhead, AB

Prime Investment/Recreational Property for Sale Discover an exceptional opportunity just 1/4 mile off Yellowhead Hwy 16, east of Niton Junction, perfectly positioned halfway between Edmonton and Jasper National Park. This quarter-section features a stunning 40'-deep pond, surrounded by a mix of spruce, pine, tamarack, and poplar. The property offers significant development potential for a campground, subdivision, or retirement retreat. A unique highlight is the abundance of marketable boulders between the pond and treeline. Power and gas are conveniently nearby, and the property sits on a quiet dead-end road. A must-see to fully appreciate its beauty, versatility, and value!



Essential Information

MLS® #	E4434534
Price	\$400,000
Bathrooms	0.00
Acres	160.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Twp 534 Rr 121
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Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 1S0

Exterior

Exterior Features No Through Road, Recreation Use

Additional Information

Date Listed	May 5th, 2025
Days on Market	6
Zoning	Zone 70

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Listing information last updated on May 11th, 2025 at 11:47am MDT