# \$144,900 - Township Road 532, Rural Yellowhead County

MLS® #A2218084

### \$144,900

0 Bedroom, 0.00 Bathroom, Land on 20.18 Acres

NONE, Rural Yellowhead County, Alberta

ESTATE SALE ~ SELLER IS NOW OFFERING A \$7000 INCENTIVE TO THE BUYER TOWARDS SERVICES, UPON POSSESSION! Discover the ideal setting to build your dream acreage on this elevated parcel offering stunning distant views of the Rocky Mountains. This high and dry property features a perfect mix of open pasture and mature trees, conveniently located with easy access to Highway 16, it's just a short drive from Edson. Possibly an amazing place to start a new business with approval from Yellowhead County. You will appreciate the added bonus of approximately \$900/year in passive income from an Altalink power line easement running through this beautiful 20.18 acres of land, and there is a fibre optic cable at the front of this property.







#### **Essential Information**

MLS® # A2218084 Price \$144,900

Bathrooms 0.00
Acres 20.18
Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address Township Road 532

Subdivision NONE

City Rural Yellowhead County

County Yellowhead County

Province Alberta

Postal Code T7E 1T4

#### **Additional Information**

Date Listed May 5th, 2025

Days on Market 184

Zoning CRD

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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