

# \$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! 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	58
Zoning	CRD

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.