

# **\$204,000 - Twp Road 534 Range Road 174a, Rural Yellowhead**

MLS® #E4415007

**\$204,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 11.32 Acres

None, Rural Yellowhead, AB

11.32 ACRES, ONE MNUTE FROM THE TOWN OF EDSON, JUST OFF PAVEMENT AND RANGE ROAD 174A (GRANDE PRAIRIE TRAIL). Zoned Country Residential District, Which Has Many Permitted And Discretionary Uses. The Perfect Country Hide-away to Build your New Home on. No Restrictive Covenants Or Restrictions on this Piece of Land. You can Choose to Build a New Home, Set up a Modular or Mobile Home, Build a Cabin or Simply Pull Your Holiday Trailer onto the Land. This Beautiful Land is Surrounded by Trees With a Beautiful Building Site. 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, North on 174A, property is on the Left West side of the road. Sign is up! Adjacent Lots Also Listed FOR SALE!

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4415007  |
| Price     | \$204,000 |
| Bathrooms | 0.00      |
| Acres     | 11.32     |
| Type      | Rural     |



|          |                 |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | Twp Road 534 Range Road 174a |
| 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 | 216                 |
| Zoning         | Zone 70             |

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Listing information last updated on July 4th, 2025 at 8:47pm MDT