

46, 16511 Township Road 532A  
Rural Yellowhead County, Alberta

MLS # A2240049



## \$199,900

Division:	NONE
Lot Size:	6.94 Acres
Lot Feat:	-
By Town:	Edson
LLD:	18-53-16-W5
Zoning:	Country Residential
Water:	Well
Sewer:	-
Utilities:	Electricity, Natural Gas, Fiber Optics, High Speed Internet

Discover the perfect canvas for your dream home on this beautiful 6.94-acre high and dry parcel in the highly sought-after River Ridge subdivision of Yellowhead County. Just minutes from downtown Edson, this expansive property offers the ideal blend of peaceful country living with convenient access to town amenities. This generously sized lot features a 25' x 42' insulated workshop, complete with power, water, wood heat, and a gravel floor — perfect for projects, storage, or future plans. The property is equipped with an existing water well and septic system. A prime building site has already been established, currently hosting a 5th wheel setup with a deck and utility shed — the 5th wheel can be purchased separately if desired. Opportunities like this don't come along often! Secure your slice of acreage paradise in this highly desirable neighborhood and start planning your dream acreage today.