

**18032 TOWNSHIP ROAD 532A**  
**Rural Yellowhead County, Alberta**

**MLS # A2246110**



**\$435,000**

**Division:** NONE

**Lot Size:** 19.94 Acres

**Lot Feat:** -

**By Town:** Edson

**LLD:** 13-53-18-W5

**Zoning:** CD

**Water:** None

**Sewer:** -

**Utilities:** -

Exceptional opportunity to own high-visibility commercial land less than 2 km west of Edson with direct exposure to busy Highway 16. Zoned CD (Commercial District), this 4.5-acre parcel offers flexible development potential for a wide range of commercial uses. Level and easily accessible, it's ideal for a business venture, investment project, or storage facility.