



780-832-5880

cord@gpremax.com

53403 Range Road 160
Rural Yellowhead County, Alberta

MLS # A2268018



\$459,000

Division: NONE

Lot Size: 156.57 Acres

Lot Feat: -

By Town: Edson

LLD: 30-53-15-W5

Zoning: RD

Water: Well

Sewer: Septic System

Utilities: Electricity, Natural Gas, Phone, Sewer, Water

This one-of-a-kind property is truly a rare find — opportunities like this don't come up often! Featuring 156.57 acres of land with a well, septic system, power, and natural gas already on site. The property includes a large 72' x 32' barn with a concrete floor and electricity, along with several original homestead buildings and outbuildings (not currently livable). A recent appraisal has been completed, providing peace of mind to potential buyers. Ideally located just minutes from town and right off pavement, this beautiful property offers the perfect blend of country living and convenience. Don't miss your chance — this one won't last long!