

**Township Road 530A  
Rural Yellowhead County, Alberta****MLS # A2278745****\$115,000****Division:** NONE**Lot Size:** 1.50 Acres**Lot Feat:** Rectangular Lot**By Town:** Edson**LLD:** 6-53-18-W5**Zoning:** RD**Water:** None**Sewer:** -**Utilities:** -

Beautiful 1.5-acre parcel located just 7 minutes southwest of the Town of Edson, offering an ideal building site with a solid base and excellent drainage. The property features a county-approved approach and perimeter fencing. While not serviced, power and natural gas are available within the property lines. Pavement access is within 3 km, providing convenience while maintaining a peaceful country setting. Enjoy abundant wildlife, low traffic flow, and sweeping views of the surrounding area. An excellent location for a retirement or recreational setting. Motivated seller.