

# \$159,000 - 53018 Range Road 175 #14, Rural Yellowhead County

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MLS® #A2147245

**\$159,000**

0 Bedroom, 0.00 Bathroom,  
Land on 9.96 Acres

NONE, Rural Yellowhead County, Alberta

This 9.96 acre lot in Tollerton Hills Estates is beautifully treed and privately located in a quiet cul-de-sac, with no worry of through-traffic. Land is ready for you to build your dream home and includes services (water well, power, and septic tank). A building site has been cleared and there is a small shed for storage. Gravel driveway is finished with culvert and a second approach has been approved by County. Property receives annual lease revenue of approximately \$860. Tollerton Hills Estates is close to the McLeod River and Willmore Park that offers an abundance of outdoor activities, and only 7km from town.



## Essential Information

MLS® #	A2147245
Price	\$159,000
Bathrooms	0.00
Acres	9.96
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	53018 Range Road 175 #14
Subdivision	NONE
City	Rural Yellowhead County



County	Yellowhead County
Province	Alberta
Postal Code	T7E 3E8

### **Amenities**

Utilities	Electricity Available, Sewer Available, Water Available
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### **Additional Information**

Date Listed	July 5th, 2024
Days on Market	351
Zoning	CR

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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